

FOR SALE OR LEASE

**1214 Central Park Drive
O'Fallon, Illinois 62269**

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RESTAURANT/BAR BUILDING

- 8,000 Square Foot Restaurant/ Bar
- Large open dining area, two (2) rooms for private parties or extra seating, bar area, outdoor patio, separate pick up area for take outs
- Indoor seating for 144, bar seating for 28 & outdoor seating for 44
- Attractive brick building located along "Restaurant Row"
- Surrounded by National Retailers & Restaurants
- Close access to Green Mount Road & I-64 , minutes from SAFB
- Near St. Elizabeth Hospital and Memorial East Hospital
- Parking Spaces 90+
- Broker has ownership interest
- **Reduced Lease Rate: \$22.50 PSF, NNN Lease**
- **Reduced Sale Price: \$2,300,000.00 (FF&E Available)**
- **3 MONTHS FREE RENT**



For information, contact:

DAVE KUNKEL

Broker

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618.977.1846 MOBILE

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O'FALLON, IL 62269

CHOOSEKWG.COM



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

AREA MAP

1214 Central Park Drive O'Fallon, Illinois 62269

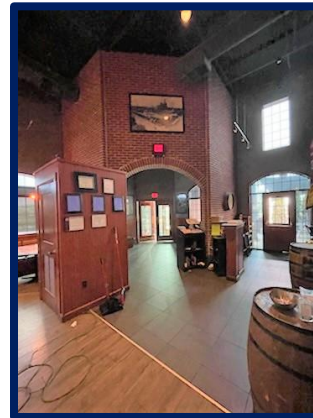
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PHOTOS

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