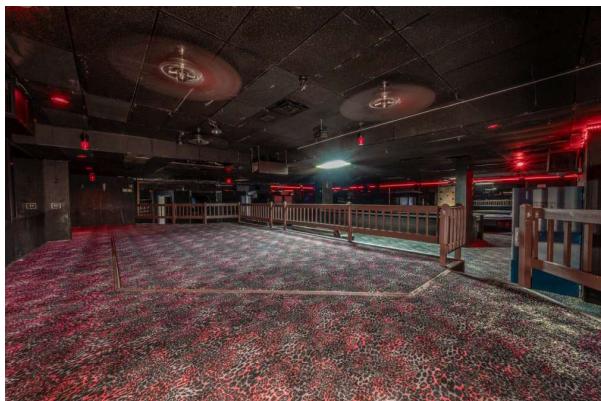
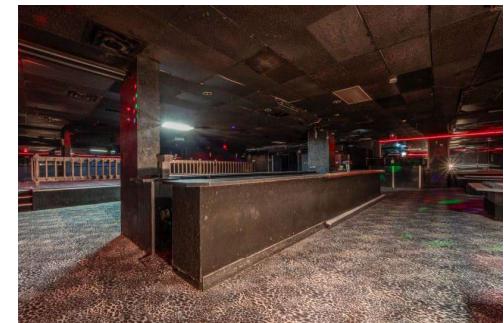
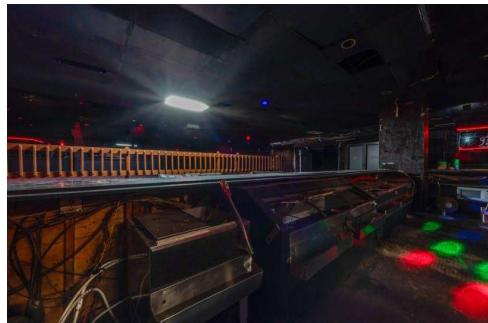
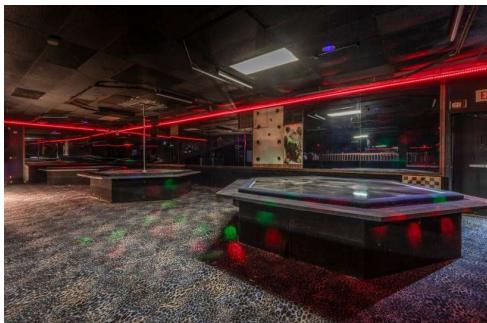


Unique Bar/Nightclub Property & Land For Sale

Former event space, 6,180sf building on a mostly flat 4.1 acre parcel. Includes all FFE. Ideal for medical redevelopment (located 1 mile away from Touchette Regional Hospital). Other uses possible include: industrial purposes, contractor or landscaper, truck parking, outside storage or income producing self-storage units, or even as a church. This versatile property offers a unique opportunity for various business ventures in Cahokia Heights, IL. SOLD AS-IS

Property Highlights

- **Former Event Space/Bar:** This property includes all furniture, fixtures, and equipment.
- **Proximity to Medical:** Less than 5 minutes from the Touchette Regional Hospital campus, this property would make a great medical redevelopment.
- **Building Size:** 6,180 square feet on a 4.1-acre mostly flat parcel.
- **Layout:** Features a central bar, raised stage, DJ booth, VIP rooms, dressing room, and two restrooms—all on one floor.
- **Parking:** Gravel parking lot outside with monument sign.
- **Utilities:** Equipped with septic and well systems, and all utilities are set up.



RE/MAX Results Commercial Division

Patrice TenBroek

314-614-0247 (Cell)

314-951-1905 (Direct)

patricetenbroek@remax.net

www.patricetenbroek.remax.com/