



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com

John L. Eichenlaub C: 618.570.8344 JohnE@barbermurphy.com









PROPERTY SUMMARY

- Oldest Soda Fountain Shop in the U.S. (EST. 1850's)
- Excellent opportunity for expanding the business to include Private Dinner Shows, Private Parties, and Catering
- B & B upstairs with separate entrance
- All FF&E Included in Sale
- Located in the Historic District https://drjazzsoda.com/

SALE PRICE: \$819,000 – with business

SALE PRICE: \$569,000 – without business



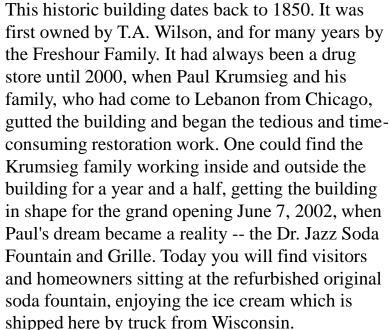


INTERIORS















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After the ice cream parlor was finished and up and running, the Krumsiegs turned their attention to the second floor of this building, which had been the telephone exchange from 1906 to 1952. Look for the concave grooves in the floor of the living room, made when the operators rolled their chairs back and forth while working on the switchboard. This space, now called the Dr. Jazz Luxury Suite, is designed for visitors to Lebanon, who would like to spend a night or more high atop historic St. Louis Street.







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Listing No: 2580

Retail

Restaurant

Dr Jazz Soda 230 West St. Louis Street Lebanon, IL 62254

SALE INFORMATION:

For Sale: Yes Sale Price: \$819,000

Sale Price/SF: CAP Rate: GRM:

NOI:

LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Type: Net Charges: CAM Charges: Lease Term:

Leasing Comments:

The Suite upstairs has 2 bedrooms, 2 full baths and 1/4 bath, washer dryer hook up, living room w pool table, TV, surround sound system.

Total SF Available: 3,344 SF Min Divisible SF: 3,344 SF

SQUARE FOOT INFO:

Building Total: 3,344 SF 3.344 SF **Total Available: Direct Lease:** 0 SF 0 SF Sublease: 0 SF Office: 3.344 SF Retail: Min Divisible: 3,344 SF 3,344 SF Max Contiguous:

LAND MEASUREMENTS:

 Acres:
 0.04

 Frontage:
 22 FT

 Depth:
 75 FT

Lebanon



Property Tax:

Tax Year:

\$3,334.00

2021

PROPERTY INFORMATION:

Parcel No: 05-19.0-317-001 TIF: No Parking: Street St. Clair **Enterprise Zone:** No **Surface Type:** County: No 2750 Downtown **Traffic Count:** Zoning: Survey:

No

No

Zoning By: Complex:

Prior Use: Restaurant

STRUCTURAL DATA:

Environmental:

Archaeological:

Year Built: 1850 Clearance Min: 10 Exterior: Brick
Rehab Year: 2001 Clearance Max: 12 Bay Spacing:

Floors: 2 Floor Drains: Sprinklers: N

Class:

Listing Broker(s)

John L. Eichenlaub Office: (618) 277-4400 johne@barbermurphy.com Cell: (618) 570-8344

Comments

Dr. Jazz Soda Fountain and Grill, and "BNB" Suite. Located in the Historic District, this is the oldest soda fountain in the US, established in 1850's. All equipment, contents and business included in the sale. Excellent opportunity for expanding the business to include private dinner shows, private parties, and catering. 400 Amp Electrical service (2001), Zoned A/C, Full Kitchen, Sound system with synchronized light show, antique player piano, cash register from 1880 shake mixers from 1887 and much more. SALE PRICE: \$819,000 (with business) / \$569.000 (without business)

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