



## 1301 W Garfield Avenue

is being offered at

**\$14.00 / SF**

### PROPERTY DESCRIPTION

The O'Bryan & Ball Commercial Team has been exclusively retained to lease 1301 W Garfield Avenue – a restaurant property located in the Bartonville Square / Krogers Shopping Center. The restaurant lease includes all furniture, fixtures, and equipment (FFE). The space total 2,967 SF and measures 35' x 60'. The restaurant was most recently Good Tequilas Mexican Restaurant. Other tenants in the center include Krogers, Q Nails, Pizza Hut, McDonald's, and Big Mike's Donuts.

### LISTING METRICS

**2,967**  
TOTAL SQUARE FEET

**C-3**  
ZONING

**NET**  
LEASE TYPE

**\$3.36/SF**  
PASSTHROUGH

**AVAILABLE FOR  
IMMEDIATE OCCUPANCY**

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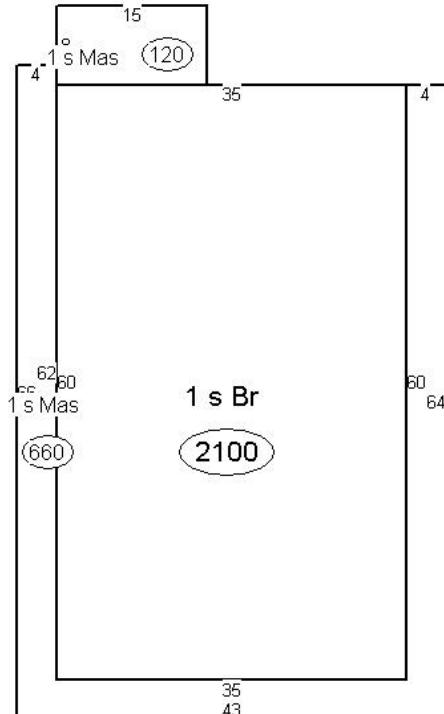
## PROPERTY DESCRIPTION

### LOCATION INFORMATION

<b>ADDRESS</b>	1351 W Garfield Ave
<b>CITY / STATE / ZIP</b>	Bartonville, IL 61607
<b>PARCEL ID</b>	1726182029
<b>LOT DIMENSIONS</b>	120' x 185'
<b>LOT ACRES</b>	0.51
<b>ZONING</b>	C-3

### BUILDING INFORMATION

<b>PROPERTY TYPE</b>	Restaurant / Bar
<b>PROPERTY DIMENSIONS</b>	35' x 60'
<b>STORIES</b>	1
<b>TOTAL GROSS SF</b>	2,967
<b>BATHROOMS</b>	2



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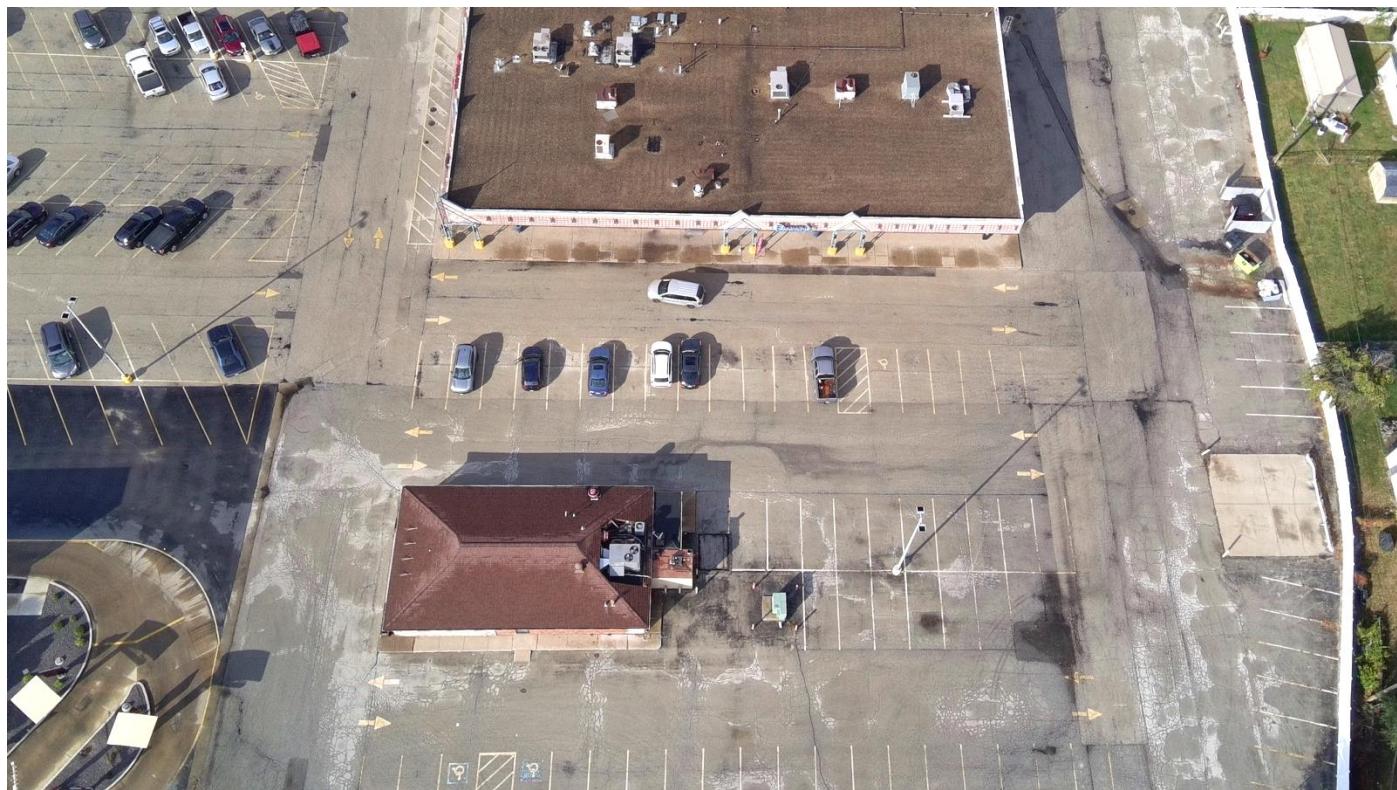
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**O'BRYAN AND BALL**  
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**RE/MAX**  
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TRADERS UNLIMITED

FOR LEASE | 1301 W Garfield Avenue

## EXTERIOR PHOTOS



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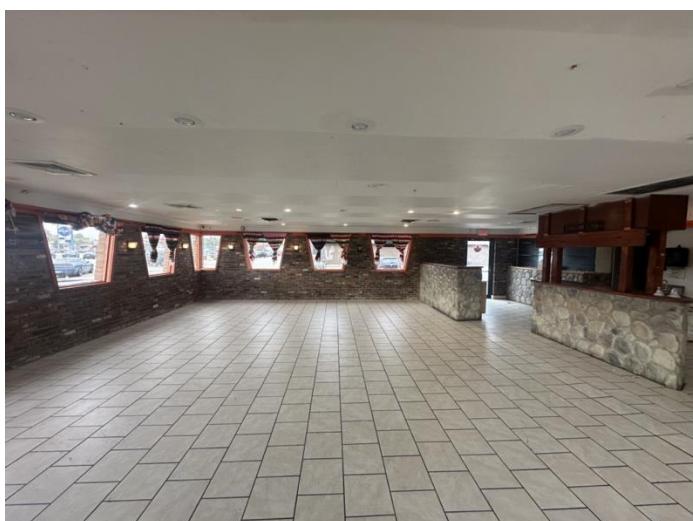
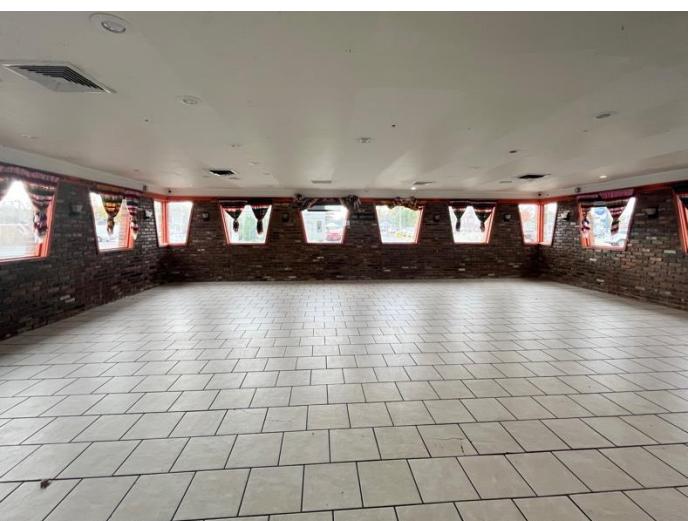
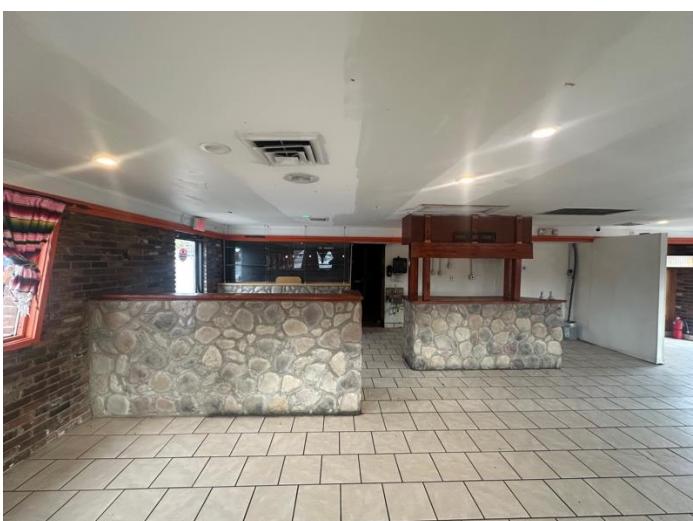
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## INTERIOR PHOTOS



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