

FOR SALE

1112 Madison Street,
South Roxana, IL 62095



RESTAURANT/BAR AVAILABLE FOR SALE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub

Managing Broker

Cell: (618) 570-8344

Office: (618) 277-4400 (Ext. 15)

johne@barbermurphy.com



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





AREA MAP

1112 Madison Street, South Roxana, IL 62095



LOCATION OVERVIEW

Located 0.6 miles from I--255 and between Hwy 111 and I-255 across from entrance to the Refinery.

 DINING	 RESTROOMS
 REHAB YEAR 2020	 GAMING MACHINES

PROPERTY PHOTOS

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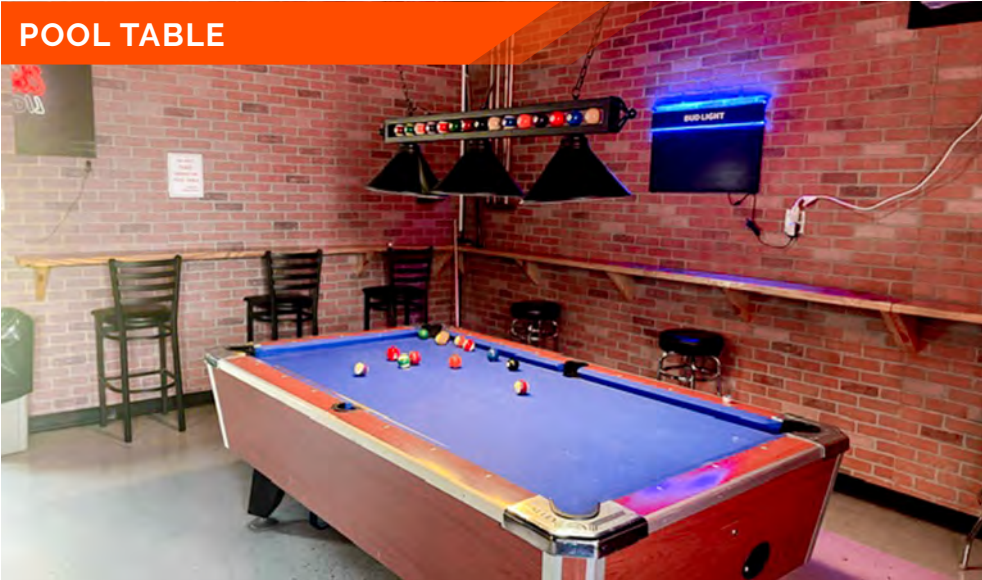
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EXTERIOR PHOTO



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OFFICE/RETAIL PROPERTY SUMMARY

1112 MADISON STREET

LISTING # 2994

LOCATION DETAILS:

Parcel #: 18-2-14-01-05-101-002
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 2,360
Vacant SF: -
Usable Sqft: 2,360
Min Divisible SF: 2,360
Max Contig SF: -
Office SF: -
Retail SF: 2,360
Signage: -
Lot Size: 0.23 Acres
Frontage: 80
Depth: 125
Parking Spaces: 12
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1950
Yr Renovated: 2020
Building Class: -
Ceilings: 12'
Construction Type: Exterior - Block



SALE/LEASE INFORMATION:

Sale Price: \$350,000
Price / SF: \$148.31

FINANCIAL INFORMATION:

Taxes: \$1,963.00
Tax Year: 2022

DEMOGRAPHICS:

Traffic Count: 4750

Property Description

Established bar and grill. Located across from the Phillips 66 Wood River refinery. The building has a kitchen, outdoor patio, pool table, gaming machines, separate (detached) building for smoking. There is electric run to the detached building. Hours are Monday - Friday: 5 a.m. to 1 a.m. Saturday: 4 a.m. to 2 a.m. Sundays open at 11 am. Breakfast, great sandwiches and food specials are served. This is a an excellent business

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JOHN EICHENLAUB

Broker Associate
O: (618) 277-4400
C: (618) 570-8344
johne@barbermurphy.com