

FOR SALE

102-108 S. Van Buren St.
New Athens, IL 62264



5,913 SF TURN KEY MEAT MARKET

Building & Business for Sale OR the Building Alone for Sale

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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

102-108 S. Van Buren St. New Athens, IL 62264



LOCATION OVERVIEW

Lehr's is located on S Van Buren St., one of the main thoroughfares in New Athens. Approximately a 1/4 mile from Rt 15 and in close proximity to the boat ramps in town.



**Excellent opportunity!
Formerly Lehr's Meat Market - established by
the family in 1918.**

This is a 5,913 SF building. The building contains retail area with display case, a cattle holding area, processing room, two walk-in freezers, chill cooler, cooler, an office area, two drying rooms, two indoor smoke houses, a kill room and more. This is a highly established business with strong local roots.

- Fully equipped for meat processing or adaptation to a new use
- Turnkey facility ready for immediate operation
- Rich historical significance and community recognition
- Building alone or building and business for sale

SITE LINKS

[Lehr's Meat Market Website](#)
[About Lehr's Meat Market](#)

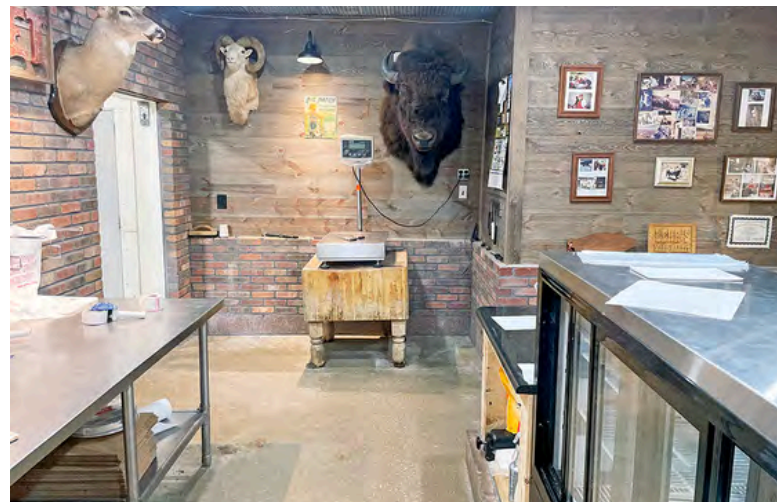
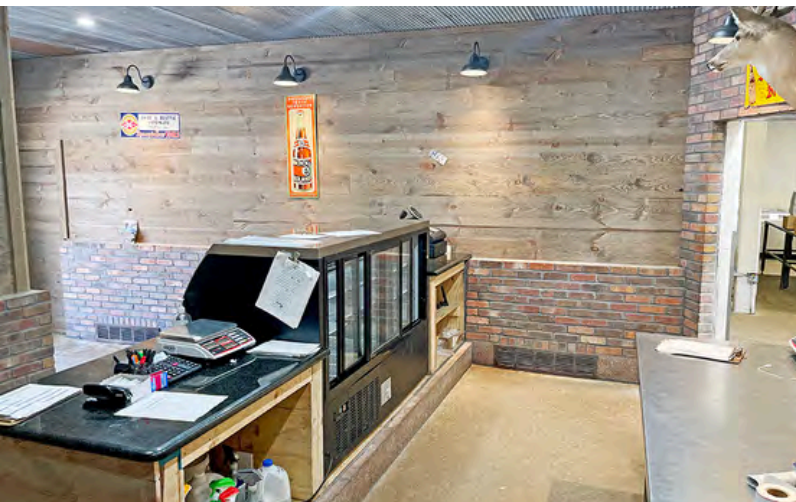
REDUCED SALE PRICES:
Building & Business - \$325,000
Building Alone - \$199,000

PROPERTY PHOTOS

102-108 S. Van Buren St. New Athens, IL 62264



DISPLAY CASE



EQUIPMENT LIST

- Patty Machine
- 2 - Bizerba Slicers
- 3 - Freezer Units
- 2 - Cooler Units
- 1 - Kentmaster Saw #15
- 1 - Biro 44 Saw
- 1 - Biro Grinder #552
- 1 - Mainca Mixer
- 1 - Risco RS-110
- 1 - JBT (Tipper Tie) manual double clipping machine that connects to the Risco 110 vacuum stuffer
- 1 - Double Clipper
- 1 - Vac Machine MVS-52
- 1 - Vac Machine PRDMAX
- 5 - Scales
- 2 - Welzaws, CCTV
- Phones
- Printer
- CCTV

PROPERTY PHOTOS

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PROCESSING ROOM



PROCESSING ROOM



WALK IN COOLER



CATTLE HOLDING AREA

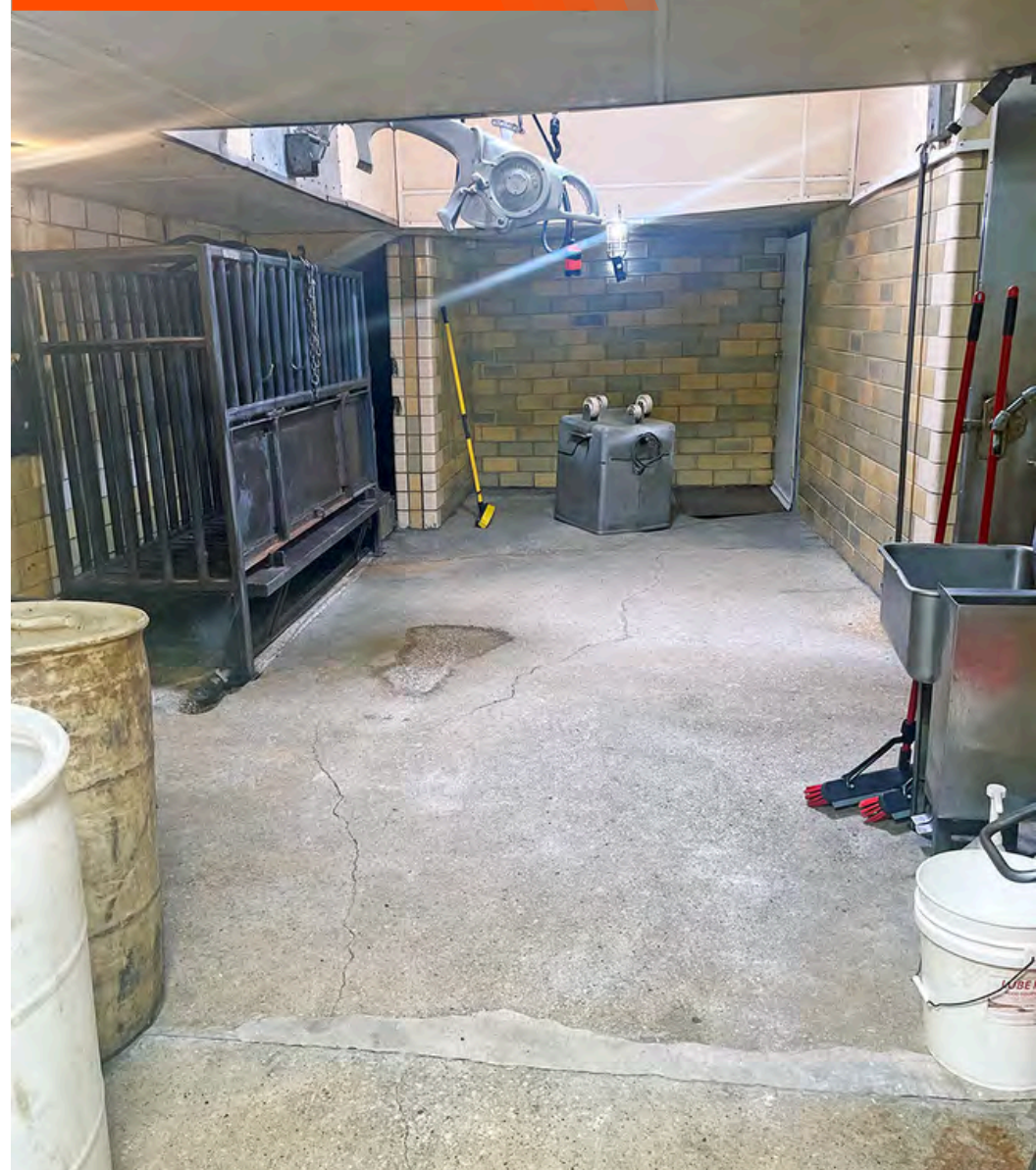
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DRY STORAGE



PREP ROOM



PROPERTY PHOTOS

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OFFICE/RETAIL PROPERTY SUMMARY

102 SOUTH VAN BUREN STREET

LISTING # 3116

LOCATION DETAILS:

Parcel #: 18-28.0-427-002,003,005,006
County: IL - St. Clair
Zoning: B

PROPERTY OVERVIEW:

Building SF: 5,913
Vacant SF: 5,913
Usable Sqft: 5,913
Min Divisible SF: 5,913
Max Contig SF: 5,913
Retail SF: 5,913
Lot Size: 0.69 Acres
Frontage: 264
Depth: varies
Parking Spaces: 25
Parking Surface Type: gravel

STRUCTURAL DATA:

Year Built: 1956
Yr Renovated: 2024
Ceilings: 8' - 10'
Construction Type: Wood Frame

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Building \$ Business Sale Price: \$325,000
Building Alone Sale Price: \$199,000

FINANCIAL INFORMATION:

Taxes: \$6,183.00
Tax Year: 2024

Property Description

Excellent opportunity. Formerly Lehr's Meat Market. The family Established This business in 1918. This is a 5,913 SF building. The building contains retail area with display case, a cattle holding area, processing room, two walk-in freezers, chill cooler, cooler, an office area, two drying rooms, two indoor smoke houses, a kill room and more. This is a highly established business with strong local roots.

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