

FOR SALE

1112 Madison St.,
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
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
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 St., South Roxana, IL 62095



LOCATION OVERVIEW

Located .6 miles from I--255 and between Hwy 111 and I-255 across from entrance to the Refinery.



PROPERTY HIGHLIGHTS



DINING



RESTROOMS



REHAB YEAR
2020



GAMING
MACHINES



OUTDOOR
PATIO

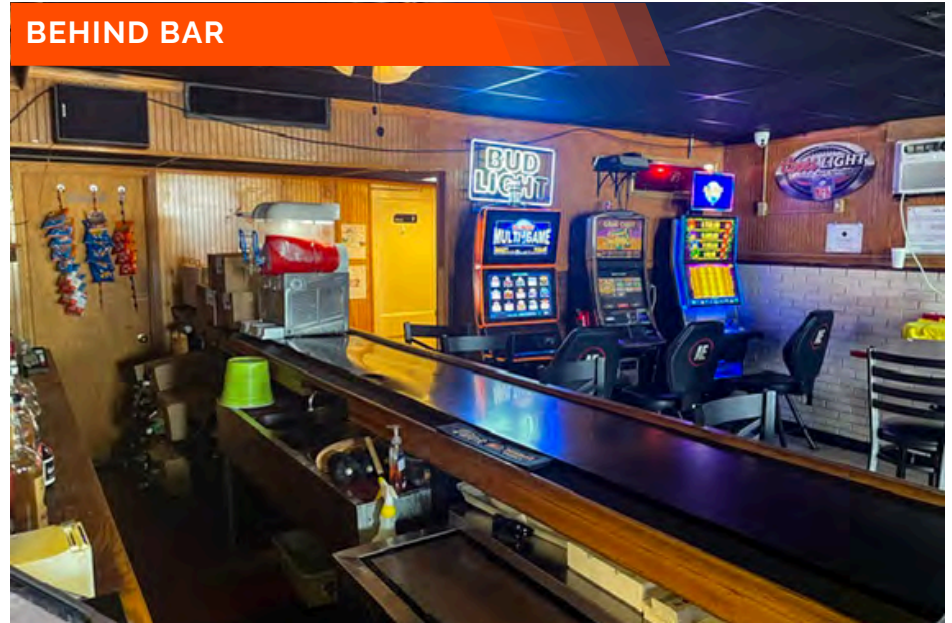
PROPERTY PHOTOS

1112 Madison St., South Roxana, IL 62095

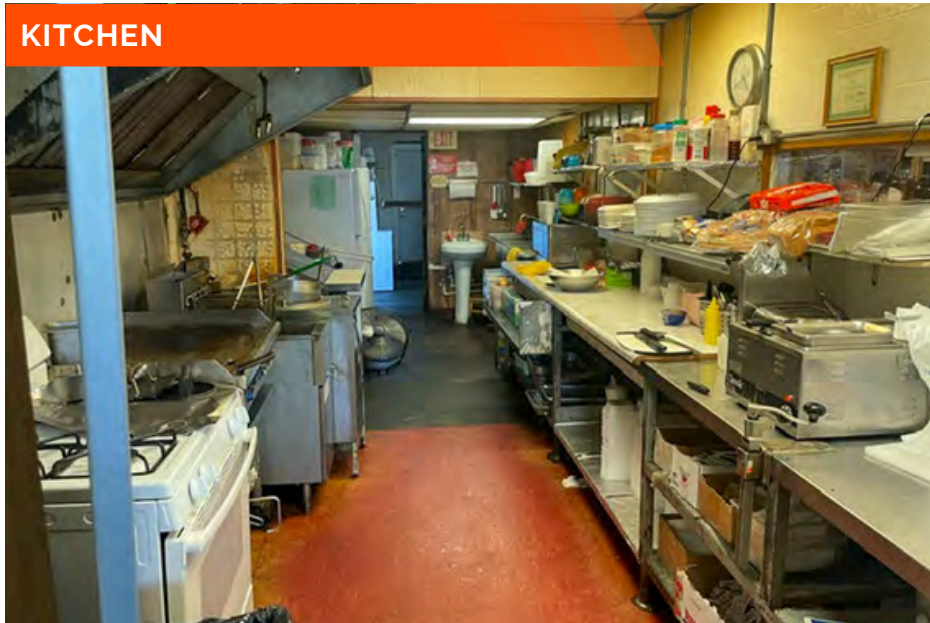
BAR AREA



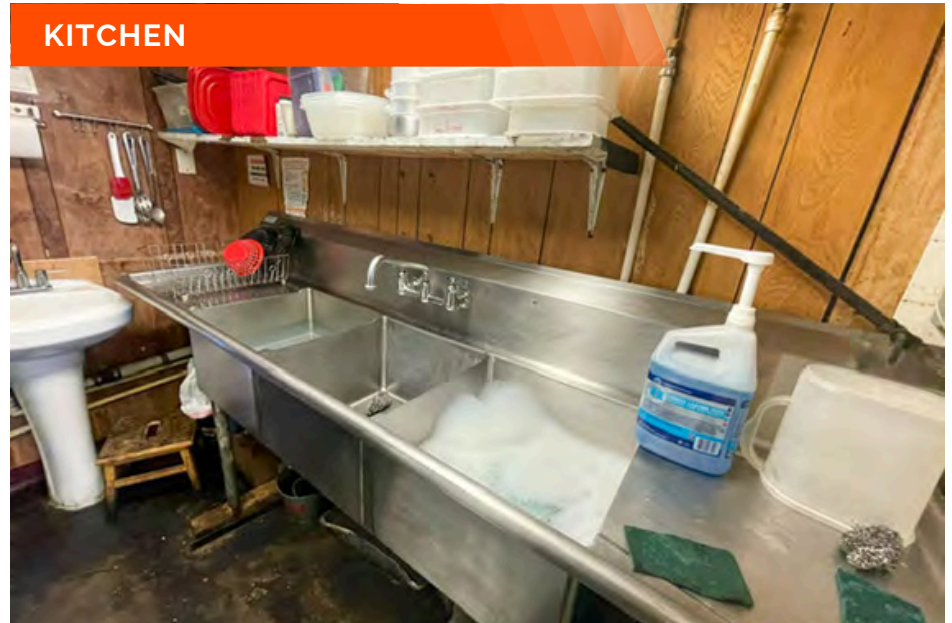
BEHIND BAR



KITCHEN



KITCHEN



PROPERTY PHOTOS

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DINING AREA



DINING AREA



POOL TABLE



POOL TABLE



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
Usable Sqft: 2,360
Min Divisible SF: 2,360
Retail SF: 2,360
Lot Size: 0.23 Acres
Frontage: 80
Depth: 125
Parking Spaces: 12
Parking Surface Type: Asphalt

STRUCTURAL DATA:

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

TAX INCENTIVE ZONES:

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



SALE 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 opportunity.

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Broker Associate
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