

118 S Main St Palestine, IL 62451

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial
MLS#: 6240326

Active
DOM: 28

LP: \$139,900
OP: \$175,900



Year Built: 1900
Bus Name:
PropSubType: Restaurant
Bus Only:
Apx Acres: 0.08
Lot SqFt: 3,470
Apx Lot Dim:
Gross Inc:
Net Inc:
Total Exp:
Lake YN: No

Leased: No
Avail for Lse: No
SF Bldg:
SF Office: 1,694
SF Manuf:
SF Whse:
SF Other: 1,862
Tot SF: 0
SF Source: Public Records
Protect Pd:

Tax Information & Legal

County: Crawford
Taxes/Yr: \$858/2022
Legal: ORIGINAL TOWN S 59 1/2' LOT 104

Tax ID: [06-4-34-044-072-000](#)
Tax Exmptn: None

Property Information and Features

Zoning: COM	Water: Public	Sewer: City Sewer	CFD Avail: No
Utility Comp:		Covenants: No	
Rd Front: 57	Loading Dock:	Park Sp: 5	Ceiling Ht:
Levels #: 2.0	Drive-in Dr: 0	OH Doors: 0	OH Door Ht:
Landlord Pays: Other		Roof:	
Electric:	Water: Public	Sewer: City Sewer	
Bsmnt/Found:		Exterior: Brick, Vinyl	
Amenities: Parking-Street			
Heat/Cool/WH: Forced Air/Central, Window/Gas			
Exterior Feat: Business District			

Remarks and Showing Instructions

Public: Uncover a remarkable opportunity in the heart of Palestine, IL, with this turnkey restaurant on Main Street. Positioned at the crossroads of small-town charm and commercial vibrancy, this prime real estate guarantees high visibility and foot traffic, perfect for your culinary venture. The spacious and inviting interior, featuring a fully-equipped kitchen, is designed for various dining experiences, with the seating area seating 75 or more patrons comfortably. The establishment adheres to all state and local ordinances, ensuring a seamless and compliant operation. Embrace the historic appeal of the locale and capitalize on being an integral part of the community. Proximity to local attractions and the property's investment potential in this growing town further solidify this as a unique and promising opportunity. Act now to transform your culinary dreams into reality and schedule a viewing today to envision your future flourishing restaurant.

Agent: New Furnace - 2023, New Cold Prep Table - 2024, Newer Ice Machine - 2022, New Bar, New Roof, Newer Exhaust Hood, Salad Bar, Hot Bar, Chairs, Refrigerators, Freezers

Show Instructions/Lockbox: Call agent for appointment.

Listing Information

List Office: United Country Burke Auction and Realty (1990)	Minimum CC: 2.25%	List Date: 02/06/2024
Office Phone: (618) 592-4200	Variable: No	Expire Date: 08/02/2024
List Agent: Timothy Watson (359500606)	Owner Name: Leonard Daugherty	
Phone: 618-562-1840	2nd Owner: Christy Daugherty	
List Type: Excl Rt To Sell	Agt Owned: No	
Possession: At Close		
Co List Off: United Country Burke Auction and Realty (1990)		
Co List Agt: Keith Wirey (359500605)		

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)

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