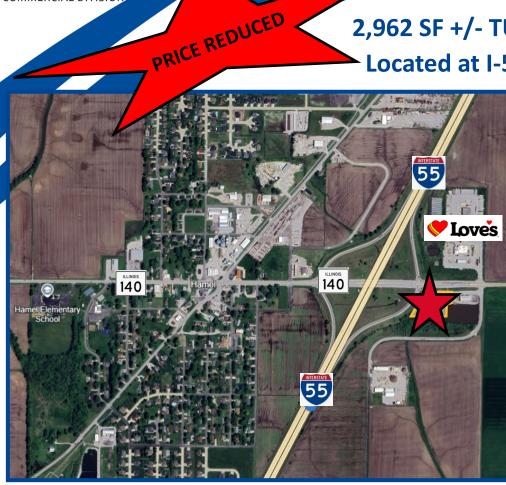


COMMERCIAL

FOR SALE

2,962 SF +/- TURNKEY PIZZA RESTAURANT ON 2.18 ACRES +/Located at I-55 Interchange (Exit 30) & Route 140, Hamel, IL





Restaurant on 2.18 Acre Site



Two Buildings located on 2.18 Acres

A. 2,962 SF Turnkey Pizza Restaurant with full walk-out basement

B. 960 SF Commercial Accessory Building

Traffic Count: 30,100 VPD on I-55

8,550 VPD on IL 140

Signage: Large Double-Faced Sign AND Additional Poles for Interstate Sign

Zoned: HC (Highway Commercial) by Village of Hamel

Excellent Location: Highly Visible: Located at the Illinois Route 140 and

I-55 Interchange. Directly across from Love's Truck Stop

Parcel Number: 11-1-10-14-00-000-011.001

All Utilities on Site

Located in a Business District

SALE PRICE: \$549,000.00 \$499,000.00

FOR INFORMATION CONTACT:

Linda Miller, Broker 618.444.3888 LindaM.remaxcommercial@gmail.com RE/MAX Preferred Commercial Division 1668 Windham Way O'Fallon, IL 62269 PreferredCommercialRE.org



COMMERCIAL

FOR SALE

2,962 SF +/- TURNKEY PIZZA RESTAURANT ON 2.18 ACRES +/Located at I-55 Interchange (Exit 30) & Route 140, Hamel, IL 62046





TURNKEY RESTAURANT

2,962 SF on Main Level

Vestibule

Dining Room

Waitress Station

Checkout Area

Main Bar & Back Bar

Full Commercial Kitchen with Cook Line and Hood with Fire Suppressant System

Dry Storage

Walk-In Cooler

Men & Women Restrooms

Pizza Kitchen

Full walk-out Lower Level with Ramp Access.

Approximately 70% finished

Banquet Room

Open Storage Area

ADA Restrooms

Large Deck (864 SF) on the South Side of Restaurant.

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PHOTOS























LOWER LEVEL EXIT

LOWER LEVEL



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PROPERTY INFORMATION

LOCATION INFORMA	TION				
Property Name Former Pizza Restaurant & Accessory Building					
Street Address		9180 State Route 140			
City, State, Zip		Hamel, IL 62046			
County		Madison County			
Side of Street				South	
Nearest Highways			I-55 & IL Rte. 140		

PROPERTY DETAILS				
Property Type		Form	Former Pizza Restaurant	
Zoning		HC (Highway Commercial)		
Total Lot Size		2.18 Acres		
Parcel No.		11-1-10-14-00-000-011.001		
Lot Frontage	Approx.	x. 300' on I-55 and 340' on IL Rte. 140		
Lot Depth				Varies
Traffic Count	30,100 VPD	PD on I-55 & 8,550 VPD on IL Rte. 140		
Taxes/Year			\$5,891.40 / 2023	
Incentives			Business District	

BUILDING	INFORMAT	TION FOR E	BOTH BUILD	DINGS		
Restaurant Building Size		2,962 SF plus Full Lower Level				
Year Built					1967	
Last Reno	vated				2013	
Gross Usa	Gross Usable Area			2,962 plus Lower Level		
Roof		Gable Typ	Sable Type Roof with Architectural Shingles			
Framing				Masonry and Frame		
Accessory	Building Si	ze			960 SF	
Year Built					1964	
Last Reno	ovated Year 2000 +,			ar 2000 +/-		
Gross Usa	ble Area				960 SF	
Roof				Architectu	ral Shingles	
Framing					Brick	
Electric	Electric Restaurant: Southwestern and Ameren				d Ameren	
Gas Provi	der Small b	uilding is P	ropane Hea	t & Southwe	estern Elec.	
Gas Provi	der for Rest	taurant is A	Ameren			
Water				City	y of Hamel	
Sewer				City	y of Hamel	
Internet P	net Provider Madison Telephone					
Heat	Restaurant has radiant heat. Forced air in small bldng.					
Air	Central: 4 AC Units in restaurant (approx. 12 y/o) plus a mini split					
Sprinklere	ed				No	

PARKING & TRANSPORTAION						
Parking Type					Asphalt	
# of Spaces						Plentiful
Parking Description		Parking on Site Contiguous to Building				

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