

FOR SALE

PRICE REDUCED

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



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



Restaurant on 2.18 Acre Site

FOR INFORMATION CONTACT:

Linda Miller, Broker
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RE/MAX Preferred
Commercial Division
1668 Windham Way
O'Fallon, IL 62269
PreferredCommercialRE.org

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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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.

PROPERTY INFORMATION

LOCATION INFORMATION

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	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. 300' on I-55 and 340' on IL Rte. 140
Lot Depth	Varies
Traffic Count	30,100 VPD on I-55 & 8,550 VPD on IL Rte. 140
Taxes/Year	\$5,891.40 / 2023
Incentives	Business District

BUILDING INFORMATION FOR BOTH BUILDINGS

Restaurant Building Size	2,962 SF plus Full Lower Level
Year Built	1967
Last Renovated	2013
Gross Usable Area	2,962 plus Lower Level
Roof	Gable Type Roof with Architectural Shingles
Framing	Masonry and Frame
Accessory Building Size	960 SF
Year Built	1964
Last Renovated	Year 2000 +/-
Gross Usable Area	960 SF
Roof	Architectural Shingles
Framing	Brick
Electric	Restaurant: Southwestern and Ameren
Gas Provider	Small building is Propane Heat & Southwestern Elec.
Gas Provider for Restaurant is Ameren	
Water	City of Hamel
Sewer	City of Hamel
Internet 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
Sprinklered	No

PARKING & TRANSPORTATION

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

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