

FOR SALE

**1415 McKinley Street
Mascoutah, Illinois 62258**

Turn-Key Restaurant



Dave Kunkel, Broker
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Kunkel Commercial Group
3318 N IL, Swansea, IL 62226
618-202-4500 Office



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price.
Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

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Property Information

TURN-KEY RESTAURANT

- 4,000 SF +/- Restaurant on 3.48 acres
- Marquee Signage located on Route 177
- Dining area, private party room, bar area, private gaming area, outdoor patios with a bandstand, fully equipped kitchen
- Illinois Licensed Gaming Machines in Place
- Large Parking Lot with 52 Parking Spaces
- Less than 25 minutes from Saint Louis
- **Sale Price Total: \$1,000,000**
- Building & Land Only \$750,000,
- Business & Furniture, Fixtures & Equipment (FF&E) \$250,000

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Photos

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Aerial



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COMMERCIAL BUILDING INFORMATION

Building Name: Mascoutah Steak House

Address: 1415 McKinley Street

City: Mascoutah **State:** IL **Zip:** 62258 **County:** St. Clair

Building Size: 4,000 +/- SF Building on 3.48 acres

Useable/Rentable: U **Total Space Available Now:** 4,000 +/- SF

Year Built: 1997 **Number of Floors:** One

Ceiling Height: 8' **Sprinklers:** None

Parking Spaces: 52

Zoning: General Commercial **By:** Mascoutah

Permanent Parcel #: 09-36.0-201-051 (3.12 acres) and 09-36.0-201-039 (.36 acres)

Taxes (Year): 2024/\$11,949.60

Sale Price: \$1,000,000 (\$750,000 Bldg & Land) (\$250,000 Business & FFE)

Comments: Established Turn-Key Restaurant & Bar situated on 3.48 acres. Less than 25 minutes from St. Louis and 5 miles from Scott Air Force Base South Gate. Located minutes from Mascoutah High School and across from new multi-family development!

Restaurant has large dining area, private party room, additional seating in bar area.

Bar area currently has Illinois gaming machines. Outdoor space has large covered patio, bandstand and volleyball court.

Plenty of room for additional outdoor additions in future!

Reason for selling: The Seller is wanting to retire. GM can assist new owner in transition.

FF&E list upon request. Potential Buyers must sign a Non Disclosure Agreement (NDA) if requesting financials.

Seating: Main Dining Area:100, Private Room:26, Bar Area:26 Total Outdoor seating:105

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KUNKEL COMMERCIAL GROUP

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