

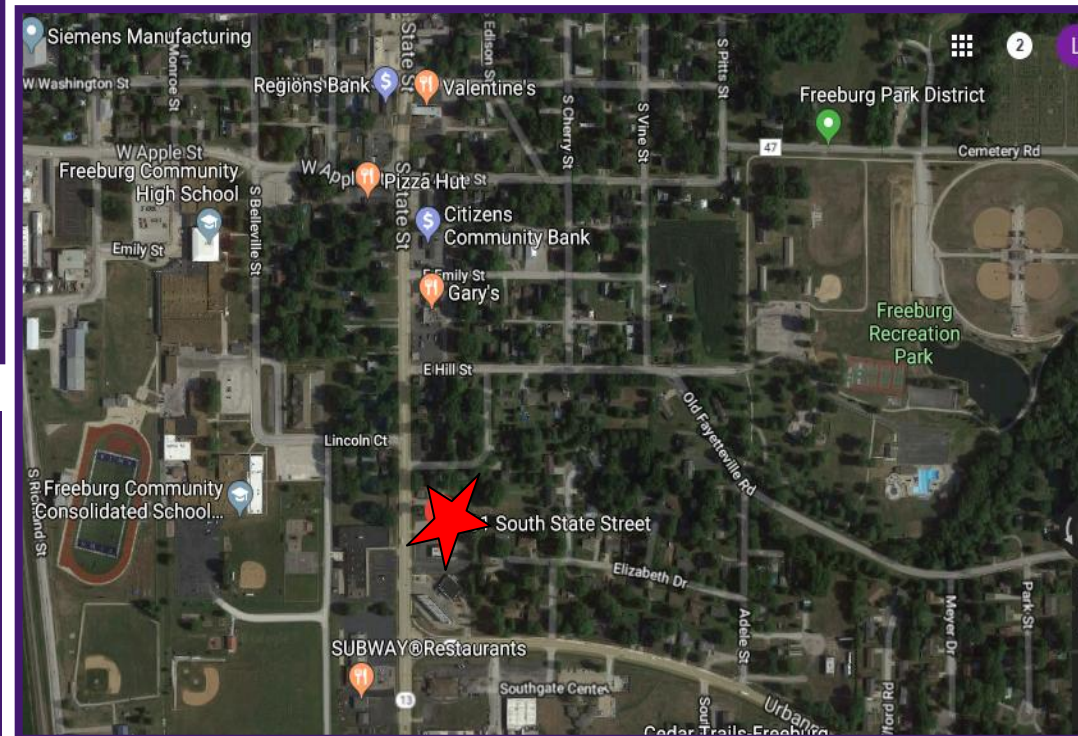
# FOR SALE

609 and 701 South State St. (IL Routes 13/15)  
Freeburg, IL 62243

## 2,948 SF +/- Building on 1.13 Acres

- Most Recent Use: Used Car Dealership
  - (Initial Use: Hardees Restaurant)
- Excellent Visibility
  - 204 Ft. Frontage on State Street (IL Routes 13/15)
- 12,000 Vehicles per Day
- Parking for 60+ Cars
- Large Lit Pole Sign
- 10' Drive-In Garage Door
- Zoned B-2 Highway Business (Village of Freeburg)

**Sale Price \$354,000.00**



For information, contact:

**Linda Miller**

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618.444.3888 MOBILE

784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

[WWW.KUNKELCOMMERCIAL.COM](http://WWW.KUNKELCOMMERCIAL.COM)

*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.*



**609 and 701 S. State Street (IL Routes 13/15)**

**Freeburg, IL**

**2,948 SF Building on 1.13 Acres**

**Most Recent Use: Car Dealership**



**View from S. State Street**

**Lit Pole Sign & Message Board**



**Large Open Room**



**Office**



**Break Room**



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**609 and 701 S. State Street (IL Routes 13/15)  
Freeburg, IL**

**2,948 SF Building on 1.13 Acres  
Most Recent Use: Car Dealership  
Initial Use: Hardees Restaurant**



**Large Lit Pole Sign with  
Message Board**



**View of Northeast Elevation**



**Back of Building**



**View of South Elevation**



**Aerial View. Subject Property Highlighted.  
Property is bordered by Moto Mart CFM  
to the South**



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## COMMERCIAL BUILDING INFORMATION

**Building Name:** 2,948 SF Building on 1.13 Acres: Most Rent Use: Used Car Dealership

**Address:** 609 and 701 S. State Street (IL Routes 13/15)

**City:** Freeburg **State:** IL **Zip:** 62243 **County:** St. Clair

**Building Size:** 2,948 SF

**Useable/Rentable:** 2,948 SF **Total Space Available Now:** \_\_\_\_\_

**Year Built:** 1994 As Hardees **Last Major Rehab:** 2001 **Number of Floors:** One

**Ceiling Height:** \_\_\_\_\_ **Elevators:** N/A **Sprinklers:** No

**Overhead Doors:** One 10'

**Lot Size:** 1.13 Acres **Frontage:** 204 Ft. on S. State S **Depth:** 237 Ft.

**Parking Spaces:** 60+ **Traffic Count:** 12,000 VPD

**Zoning:** B-2 Highway Business **By:** Freeburg

**Permanent Parcel #:** 14-29.0-109-063 AND 14-29.0-109-085

**Taxes (Year):** \$959.24 & \$10,520.84 (2017) **Utilities:** All Utilities on Site

**Sale Price:** \$354,000

**Lease/Sub-Lease Rate:** N/A

**Lease Rate Includes:** N/A

**Comments:** 2,948 SF Building on 1.13 Acres. Most recent use was a Used Car Dealership. Initial use was Hardee's Restaurant. Great Visibility with 204' of frontage on major thoroughfare through town. 12,000 VPD. Great location for Restaurant, Car/Boat/ATV/Motorcycle Sales, and Miscellaneous Retail.

### KUNKEL COMMERCIAL GROUP

784 WALL STREET, SUITE 100A O'FALLON, IL 62269

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