

FOR SALE

GROCERY STORE

1102 Spotsylvania Street, New Athens, IL 62264



7,943 SF Building on Approx. 1.29 Acres

- Only Grocery Store Servicing New Athens, IL
- Plentiful Parking
- Lit Message Board
- Zoned B, Business (Village of New Athens)

Sale Price \$649,000.00 (Inventory not Included in Price)



For information, contact:

Linda Miller

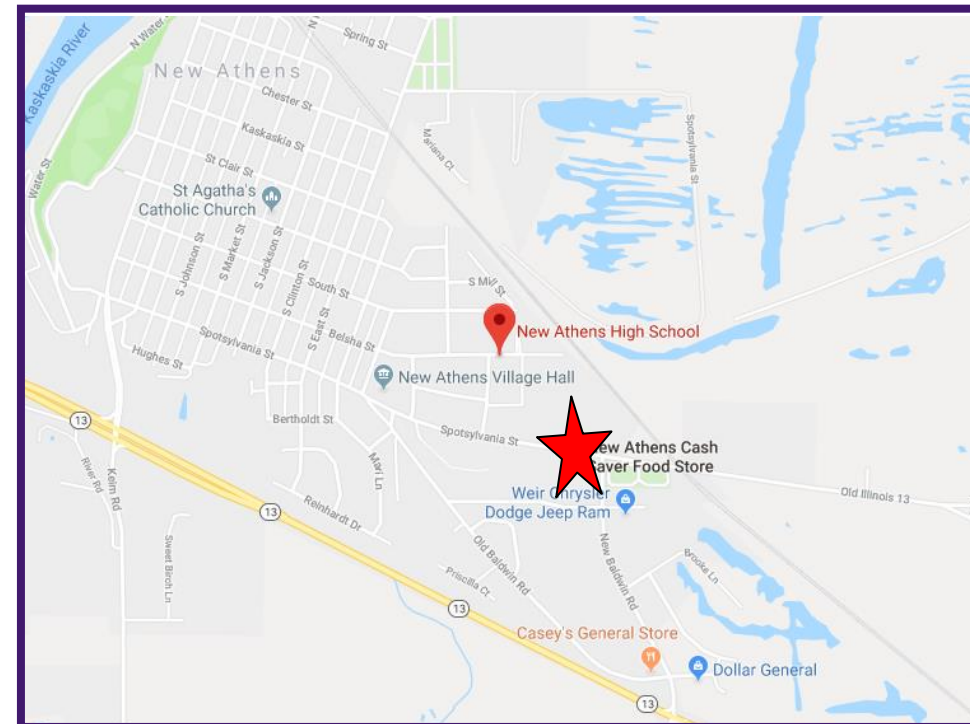
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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's /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



COMMERCIAL BUILDING INFORMATION

Building Name: 7,943 SF Grocery Store on 1.29 Acres

Address: 1102 Spotsylvania Street

City: New Athens **State:** IL **Zip:** 62264 **County:** St. Clair

Building Size: 7,943 SF

Useable/Rentable: 7,943 SF **Total Space Available Now:** _____

Year Built: 1975 **Last Major Rehab:** _____ **Number of Floors:** One

Ceiling Height: _____ **Elevators:** N/A **Sprinklers:** No

Overhead Doors: _____

Lot Size: 1.29 Acres **Frontage:** 184 Ft. . **Depth:** 330 Ft. +/-

Parking Spaces: Plentiful **Traffic Count:** 2,550 VPD

Zoning: B Business **By:** New Athens

Permanent Parcel #: 18-34.0-115-046

Taxes (Year): \$8,171.56 (2017) **Utilities:** All Utilities on Site

Sale Price: \$649,000

Lease/Sub-Lease Rate: N/A

Lease Rate Includes: N/A

Comments: Home Town Grocery Store Business and Real Estate for Sale. Only Grocer in Town. Located in the quaint Village of New Athens, Illinois. Price does not include inventory.

KUNKEL COMMERCIAL GROUP

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