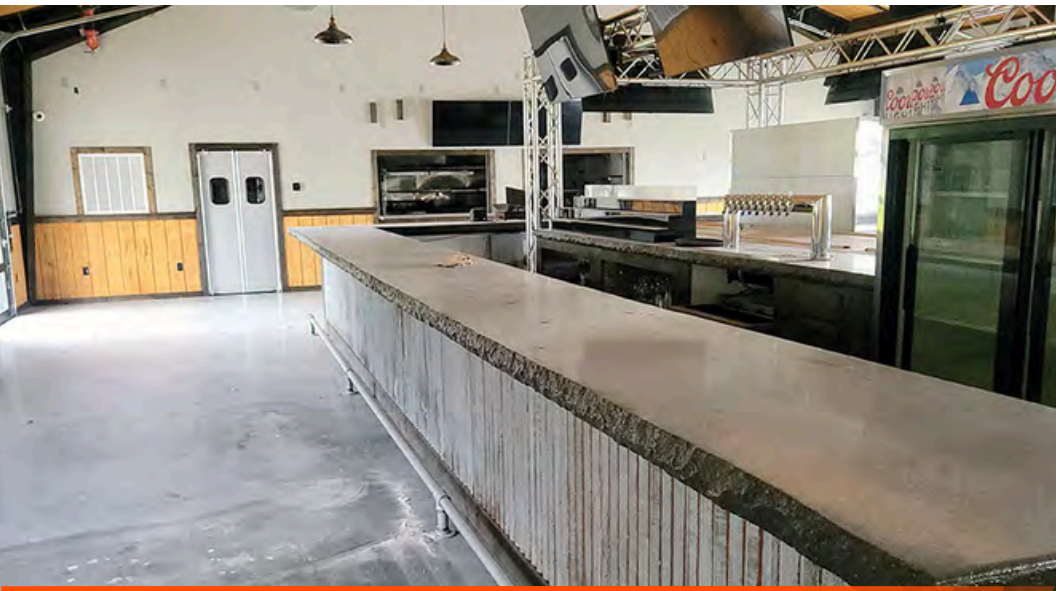
FOR SALE

1324 Jamie Lane,
Waterloo, IL 62298

PRICE REDUCED







7,516 SF TURN-KEY BAR/RESTAURANT

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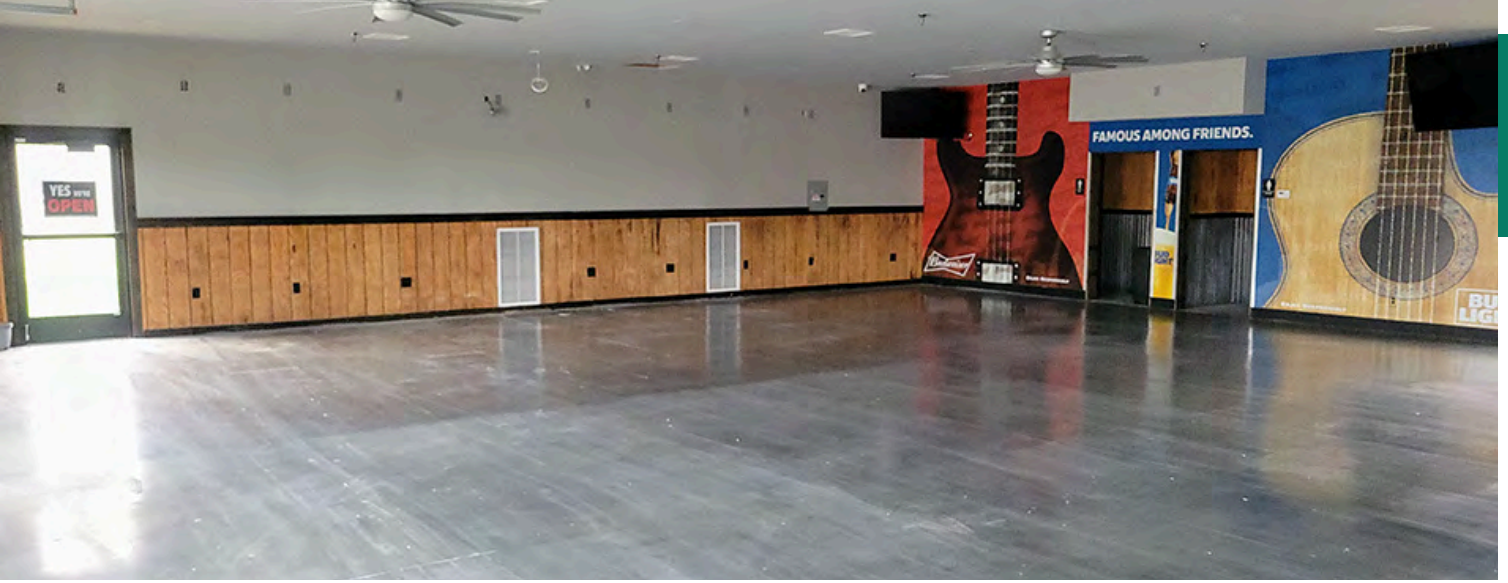
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Main Area

Large Restaurant/Bar Event Space in Waterloo - This facility was completely remodeled in 2023, it features a bright and spacious main food and bar area with overhead doors opening to expansive front and rear outdoor seating. The food service is currently set up with a walk up ordering and pickup counter. 180 seating capacity inside.









Adjoining Lounge & Office

Lounge features bar seating with possibilities for a private party room or use as a gaming lounge.





Kitchen

The kitchen was also completely remodeled and re-equipped with new equipment. Contact broker for complete kitchen inventory. There is a walk-in cooler (12' x 8') and freezer (8' x 8'), plus a large beer cooler that is set up for easy deliveries and offers expanded cooler space.







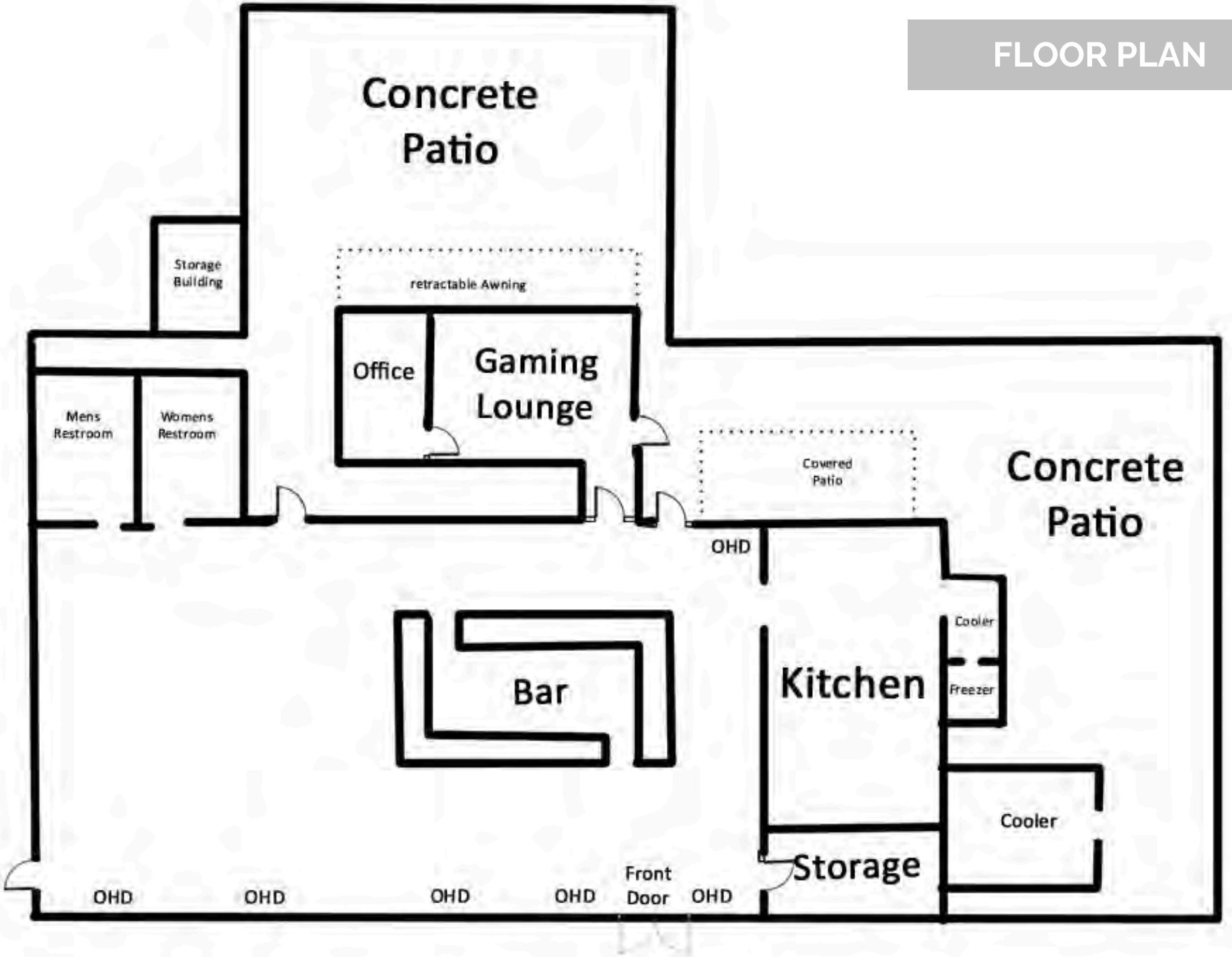




+/- 75 Parking Spaces



FLOOR PLAN


Concrete Patio
Storage Building
retractable Awning
Office
Gaming Lounge
Mens Restroom
Womens Restroom
Covered Patio
Concrete Patio
OHD
Cooler
Bar
Kitchen
Freezer
Cooler
Storage
OHD
OHD
OHD
OHD
Front Door
OHD

AREA MAP

1324 Jamie Lane, Waterloo, IL 62298



LOCATION OVERVIEW

Located at 1324 Jamie Lane in Waterloo, Illinois, this bar/restaurant is situated about 30 minutes southeast of St. Louis. Waterloo is known for its historic downtown and is a “destination” town in Southern Illinois. The venue is accessible from major routes, being 5 minutes from IL-3, 15 minutes from I-255, and 25 minutes from I-64. Nearby points of interest include the Waterloo Historic District (5 minutes away), Zimmer Park (3 minutes away), and the Monroe County Fairgrounds (7 minutes away).

12 miles: I-255

STL Airport
45 Miles

EXIT

6: I-255

5 blocks
IL-3

OFFICE/RETAIL PROPERTY SUMMARY

1324 JAMIE LN., WATERLOO, IL 62298

LISTING # 3290

LOCATION DETAILS:

Parcel #:	07-13-101-004-000, 07-13-101-005-000
County:	IL - Monroe
Zoning:	B-2 General Business District

PROPERTY OVERVIEW:

Building SF:	7,516
Usable Sqft:	7,516
Min Divisible SF:	7,516
Max Contig SF:	7,516
Lot Size:	2.34 Acres
Frontage:	346
Depth:	irregular
Parking Spaces:	75
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	1999
Yr Renovated:	2023
Ceilings:	9'-22'
Construction Type:	Mixed

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No

SALE INFORMATION:

Sale Price:	$795,000
Price / SF:	$105.77

FINANCIAL INFORMATION:

Taxes:	$25,414.92
Tax Year:	2022

DEMOGRAPHICS:

Traffic Count:	Route 3 (22,000)

Property Description

This facility was completely remodeled in 2022. It features a main food and bar area with overhead doors opening to expansive front and rear outdoor seating. The food service area is set up with a walk-up ordering and pickup
counter. A 2,000 SF area located opposite the kitchen offers flexible use as an arcade, game room, or event space, with 12-foot ceilings, and is adjacent to the men's and women's restrooms. An adjoining lounge area offers additional flexibility for a private party room or other continued use.

The kitchen was completely remodeled in 2022. There is a walk-in cooler/freezer, plus a large beer cooler set up for easy deliveries and offering expanded cooler space. A covered section connects to the main bar via an overhead door and standard door. An area with a retractable awning is adjacent to the lounge. Front seating integrates with the main bar through five overhead doors, creating an open-air environment.
These features allow for flexible use of indoor and outdoor spaces, enhancing the venue's capacity (+/- 150) and allowing for outdoor activities.

Sale includes real estate. Remaining FF&E is negotiable; contact broker for current equipment list. Call listing broker for details.

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