FOR SALE

105 S Jefferson St.,
Millstadt, IL 62260



OWNER-USER MIXED-USE & INVESTMENT PROPERTY

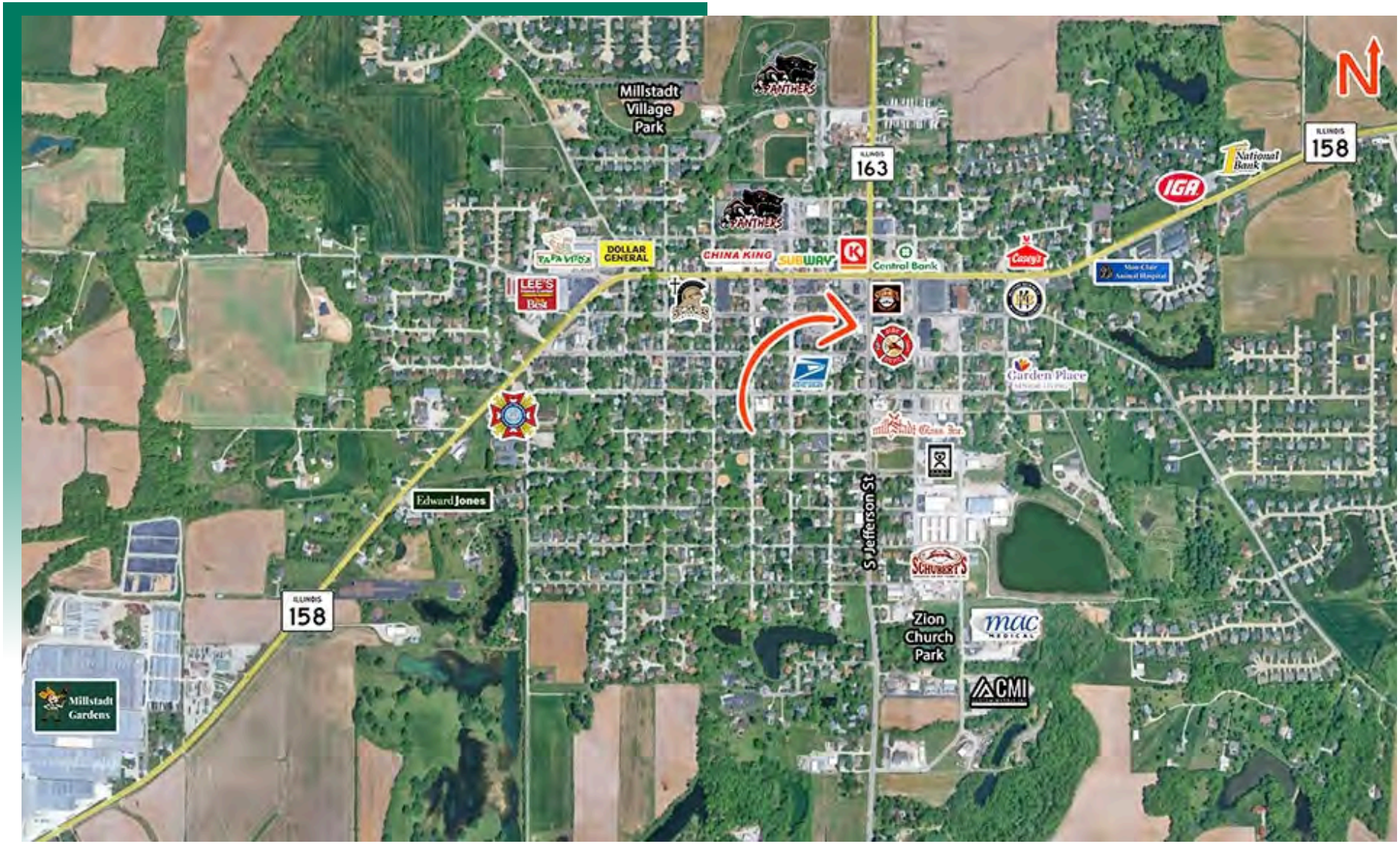
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AREA MAP

105 S Jefferson St., Millstadt, IL 62260



LOCATION OVERVIEW

1 block South of the main East/West Thoroughfare of Illinois Route 158.

PROPERTY PHOTOS & INFORMATION

105 S Jefferson St., Millstadt, IL 62260



PROPERTY HIGHLIGHTS

- Owner-user investment opportunity
- Take over the existing pizzeria or start a new concept
- Located 1 block south of the main east/west thoroughfare
- Currently generating $2,200/month in income
- Two adjoining buildings with second-story apartment
- Surrounded by retail, office, and residential uses



SPACE BREAKDOWN

- 6,113 SF street-level commercial space
- 3,033 SF restaurant space
- 1,760 SF leased retail/office space
- 1,320 SF storage space
- 1,760 SF leased second-story apartment



ADDITIONAL FEATURES

- Private off-street parking
- Pylon signage
- Video gaming in place
- Pizzeria franchise available for takeover
- Existing restaurant equipment included/in place

OFFICE/RETAIL PROPERTY SUMMARY

105 S JEFFERSON ST., MILLSTADT, IL 62260

LISTING # 2210

LOCATION DETAILS:

Parcel #:	12-09.0-415-017
County:	IL - St. Clair
Zoning:	B-2 - Village of Millstadt

PROPERTY OVERVIEW:

Building SF:	7,897
Vacant SF:	7,897
Usable Sqft:	7,897
Min Divisible SF:	7,897
Max Contig SF:	7,897
Office SF:	6,113
Retail SF:	6,113
Signage:	Pylon
Lot Size:	0.38 Acres
Frontage:	118
Depth:	141
Parking Spaces:	30
Parking Surface Type:	Concrete

STRUCTURAL DATA:

Year Built:	1960
Ceilings:	8'-10'
Construction Type:	Brick, Exterior - Block

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price:	$450,000
Price / SF:	$56.98

FINANCIAL INFORMATION:

Taxes:	$11,356.76
Tax Year:	2025

DEMOGRAPHICS:

Traffic Count:	4900

PROPERTY DESCRIPTION:

Take over a pizzeria or start your own endeavor. Owner-user investment property located 1 block South of the East/West thoroughfare. Currently $2,200.00 monthly income. Property consists of 2 adjoining buildings with a second-story apartment. 6,113 SF street-level retail space divided into a 3,033 SF restaurant space, 1,760 SF leased retail/office space, 1,320 SF storage space, and a 1,760 SF leased apartment. Off-street private parking, pylon signage, and video gaming in place. Surrounded by retail, office, and residential.
Note: Pizzaria franchise available to take over with equipment in place.

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