

FOR SALE

**145 McKinley Street
Mascoutah, Illinois 62258**

Restaurant Building



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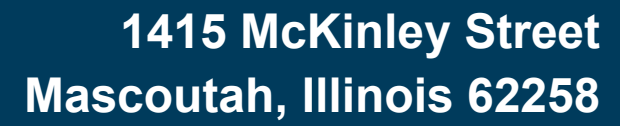
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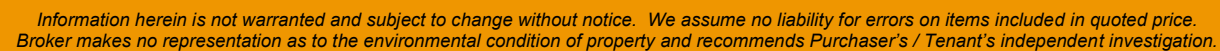
Kunkel Commercial Group
3318 N IL, Swansea, IL 62226
618-202-4500 Office



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.



Aerial



Photos

1415 McKinley Street
Mascoutah, Illinois 62258





**1415 McKinley Street
Mascoutah, Illinois 62258**

Property Information

- 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
- Large Parking Lot with 52 Parking Spaces
- Less than 25 minutes from Saint Louis
- **Real Estate (Land) & Building \$675,000**
- **Furniture, Fixtures & Equipment (FF&E) Negotiable**

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COMMERCIAL BUILDING INFORMATION

Building Name: Former Restaurant Building & Land

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' **Elevators:** None **Sprinklers:** None

Overhead Doors: N/A

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): 2025/\$12,506.22

Sale Price: \$675,000 For Building and Land

Lease Rate: N/A

Comments: FF&E is negotiable. Former 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 directly across from new multi family development.
Large dining area, private party room, gaming area, additional seating in bar area.
Outdoor space has a large covered patio, bandstand and volleyball court. Plenty of room for additional outdoor additions in future.
Seating: Main dining area:100, Private Room:26,Bar Area: 26, Total Outdoor Seating:105

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