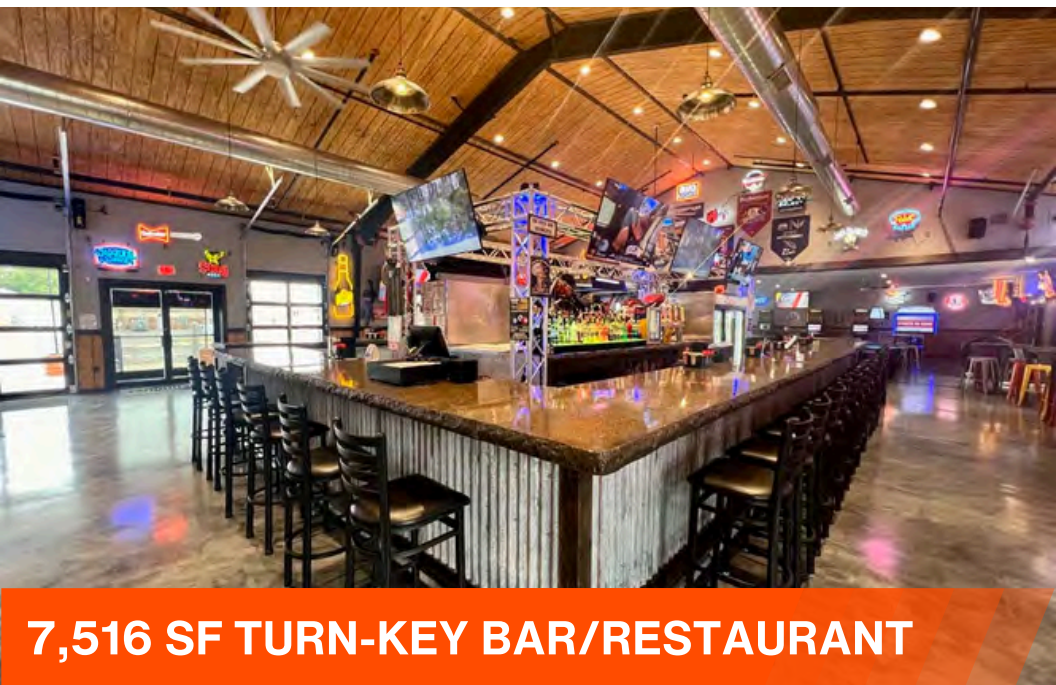


# FOR SALE

1324 Jamie Lane,  
Waterloo, IL 62298

PRICE REDUCED



7,516 SF TURN-KEY BAR/RESTAURANT

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Joe Hardin**  
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Office: (618) 277-4400 (Ext. 16)  
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katieb@barbermurphy.com



## 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 main bar is spectacular with seating surrounding the bar. The food service is currently set up with a walk up ordering and pickup counter. 180 seating capacity inside.

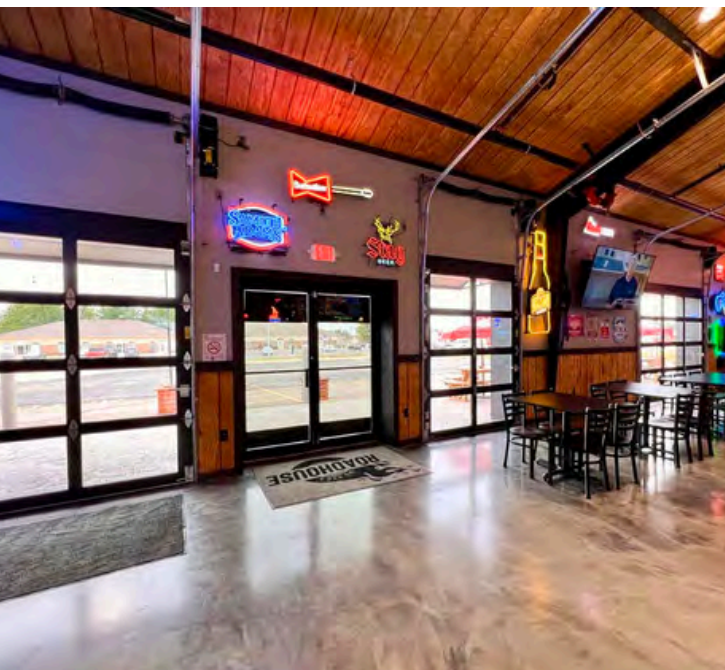


## Activities area

The family friendly arcade 2,000 SF area featuring pool tables and arcade games. It is located opposite the kitchen, has 12-foot ceilings and is adjacent to the men's and women's restrooms.



**BARBERMURPHY**

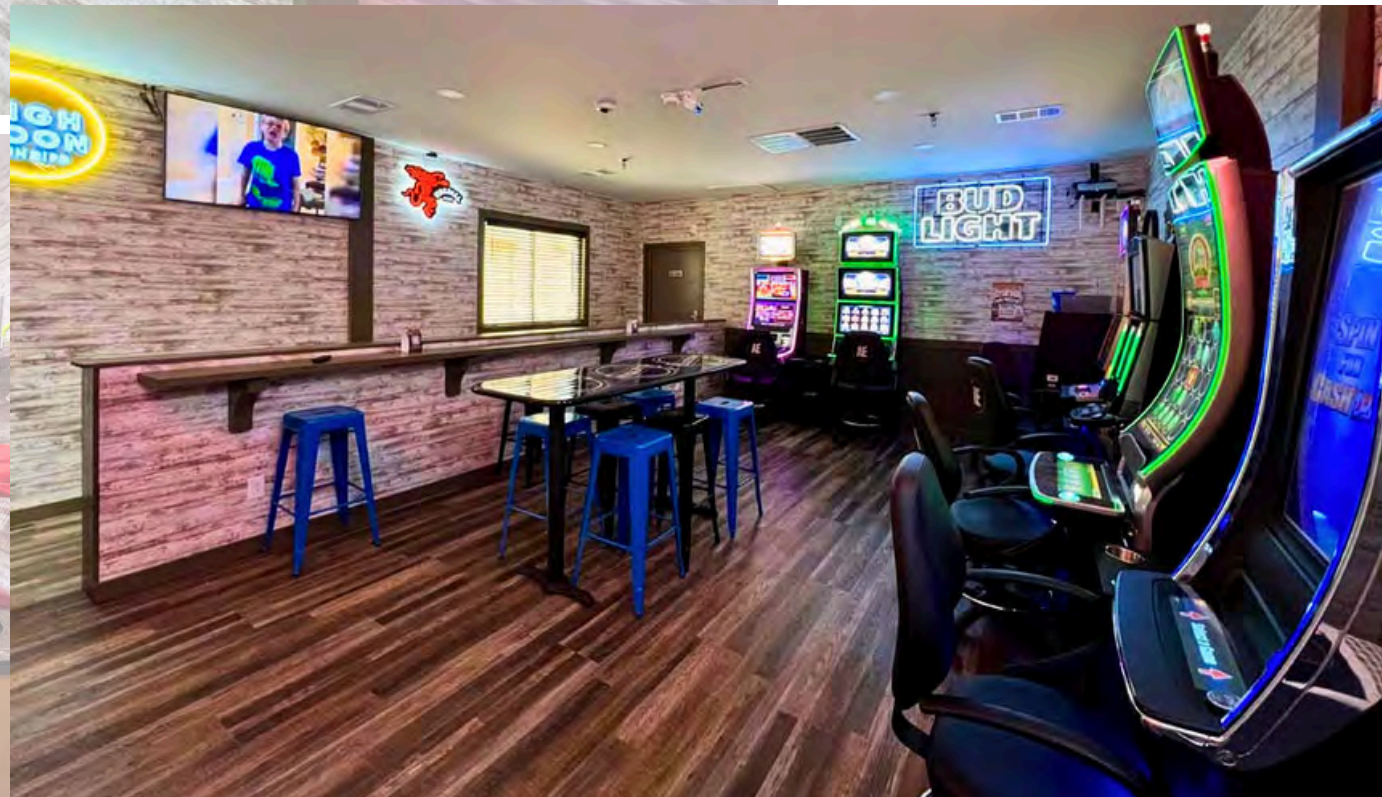
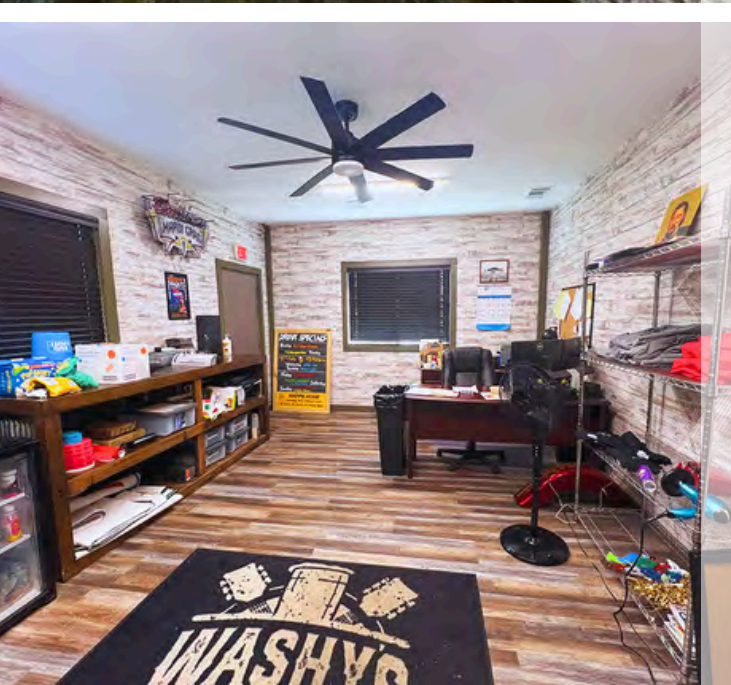


# Gaming Lounge & Office

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



**BARBERMURPHY**



# 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.





# +/- 150 Outdoor seating

A covered section that connects to the main bar via an overhead door and standard door.

An area with a retractable awning adjacent to the gaming lounge.

Front seating that integrates with the main bar through five overhead doors, creating an open-air environment.

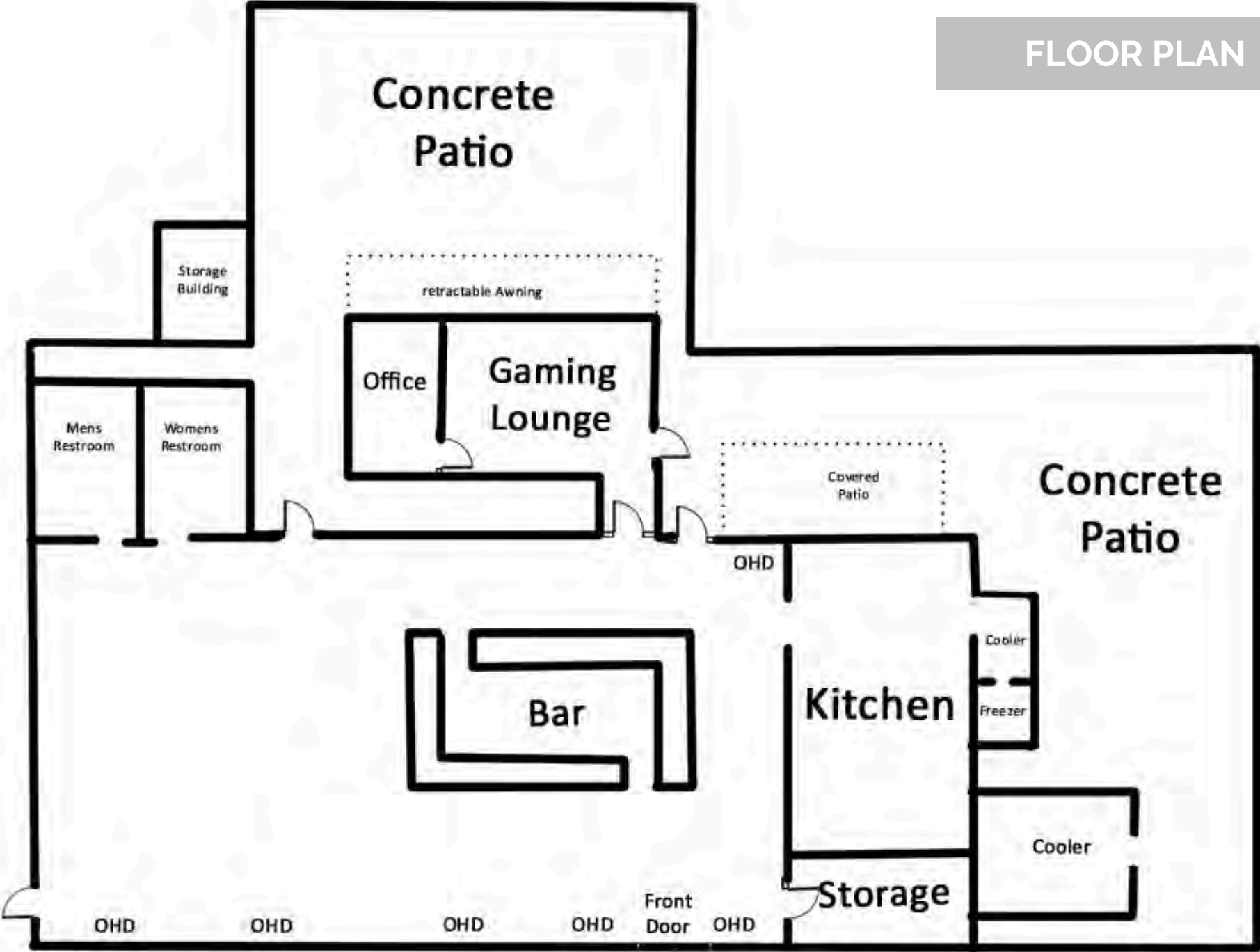
These features allow for flexible use of indoor and outdoor spaces, enhancing the venue's capacity and allows for outdoor activities



+/- 75 Parking Spaces



FLOOR PLAN



# 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 LANE, WATERLOO, IL

**LISTING #** 2979

## 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  
**Retail 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

## SALE INFORMATION:

**REDUCED Sale Price:** \$895,000

## FINANCIAL INFORMATION:

**Taxes:** \$25,414.92  
**Tax Year:** 2022

## DEMOGRAPHICS:

**Traffic Count:** Route 3 (22,000)

## PROPERTY DESCRIPTION:

Large Restaurant/Bar Event Space in Waterloo - This facility was completely remodeled in 2022, it features a bright and spacious main food and bar area with overhead doors opening to expansive front and rear outdoor seating. The main bar is spectacular with seating surrounding the bar. The food service is currently set up with a walk up ordering and pickup counter. The family friendly arcade 2,000 SF area featuring pool tables and arcade games. It is located opposite the kitchen, has 12-foot ceilings and is adjacent to the men's and women's restrooms. Gaming Lounge features bar seating with possibilities for a private party room or continued use as a gaming lounge. The kitchen was also completely remodeled and re-equipped with new equipment. Complete kitchen inventory is attached. There is a walk-in cooler/freezer, plus a large beer cooler that is set up for easy deliveries and offers expanded cooler space. A covered section that connects to the main bar via an overhead door and standard door. An area with a retractable awning adjacent to the gaming lounge.

Front seating that 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 allows for outdoor activities.

Sale includes real estate. FF&E is negotiable. Contact Broker for equipment list. Business is operating, please do not approach the employees about the sale. Call listing broker for more information



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