# RESTAURANT/BAR/BANQUET PROPERTY FOR SALE/LEASE!

**PROPERTY ADDRESS:**
401 -411 Piasa St,
4th West 4th Street,
Alton, IL 62002

## NEW PRICE!

## ONE OF A KIND PROPERTY

- Located in Downtown Alton Il.
- Just a short drive from anywhere in the St. Louis and surrounding areas.
- Perfect venue for weddings, banquets, festivals, bands and much much more!
- This is a almost turn key opportunity with many upgrades and improvements made to the property over the last 4 + years!
- Great money making opportunity.
- MUST SEE! CALL TODAY!

BLOCK HAWLEY
A BLOCK REAL ESTATE SERVICES AFFILIATE

**Block Hawley Commercial | Jeff Hawley - 636.534.2925 | 16253 Swingley Ridge Road, Suite 150, Chesterfield, MO 63017**

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## Sale Price:

$799,000
(Includes real estate and all furniture, fixtures and equipment)

## Lease Rate:

$7,000 Monthly Plus NNN

## Parcel #:

23-2-07-14-07-201-001

## Site Information:

- Over 22,000 Sq. Ft (+/-) building
- 1.5 acres
- Real estate taxes $5,531.
- Large restaurant, bar, out door patio/bar and banquet/reception area.
- Some equipment included

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- 8,100 SF Restaurant/Bar
- 1,950 SF Outdoor Bar
- 12,124 SF warehouse for banquets or festivals
- THIS IS A MUST SEE
- Major area corporations are Olin, Conoco/Phillips, Alton schools, Alton Belle and more
- Lots of upside at such a large property with lots of multi use opportunities
- Large private parking lot
- Some restaurant equipment included

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Area information:

Alton is the largest city in the Scenic Byway area known as the meeting of the Great Rivers and is home to the well known Alton Belle Casino, Amphitheater, Fast Eddies, SIUE dental School, legendary musician Miles Davis and much more! Located in Madison county and is 10 miles NE of Florissant, MO , 18 miles north of St. Louis City. Alton also hosts hundreds of concerts and festivals every year with many attractions annually that bring thousands to the area as well as some of the areas most popular golf courses with Spencer T Olin. And Woodlands just miles away from this location!

The possibilities are endless for this Restaurant/Banquet opportunity.

Pere Marquette is Illinois' largest state park and is just 30 mins north of downtown Alton. Pere Marquette is known for beautiful fall colors and a home for bald eagles in the winter. The park offers its visitors diverse recreational opportunities along with camping and more!

Call today to set up a private Showing.

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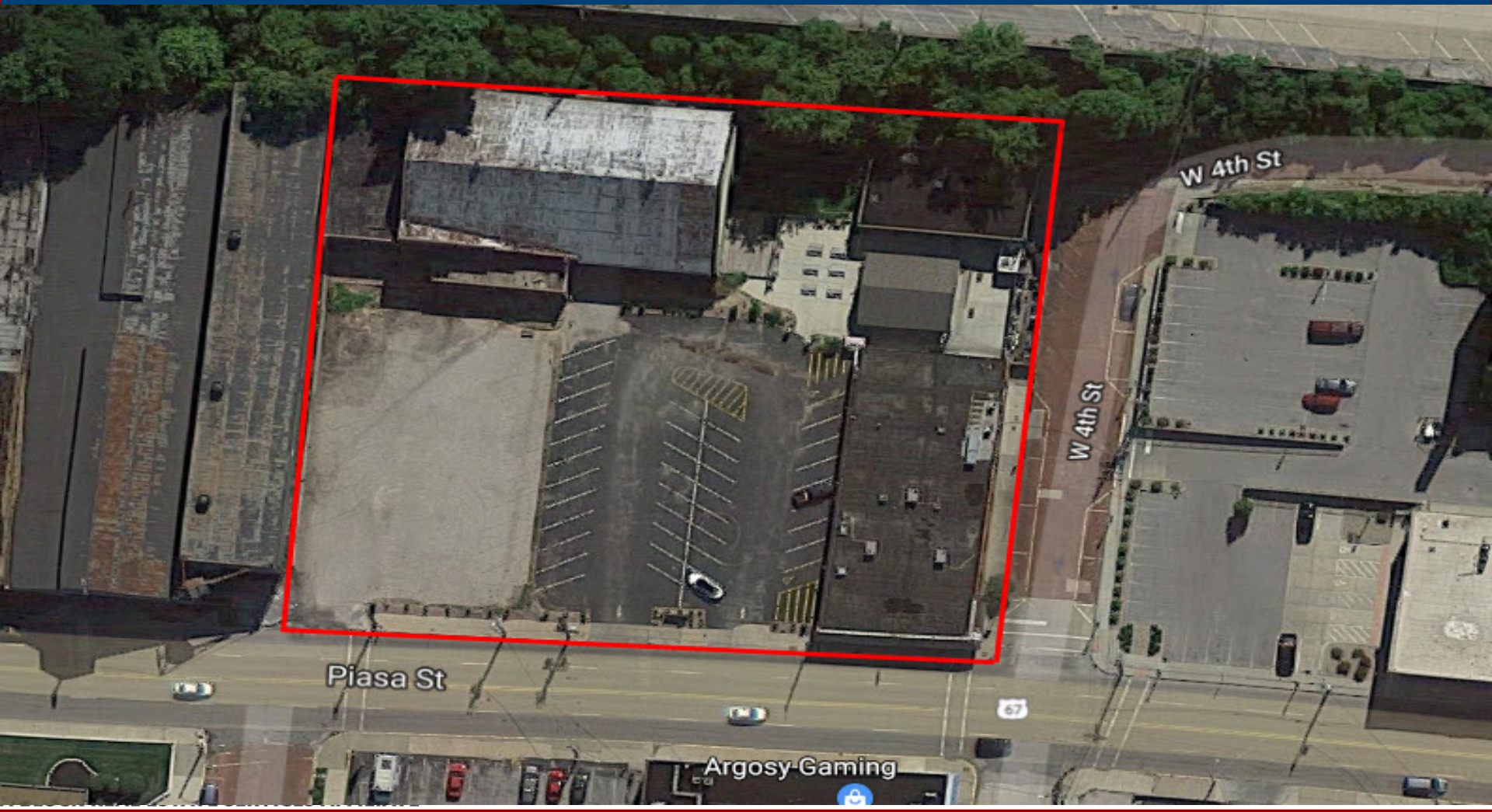


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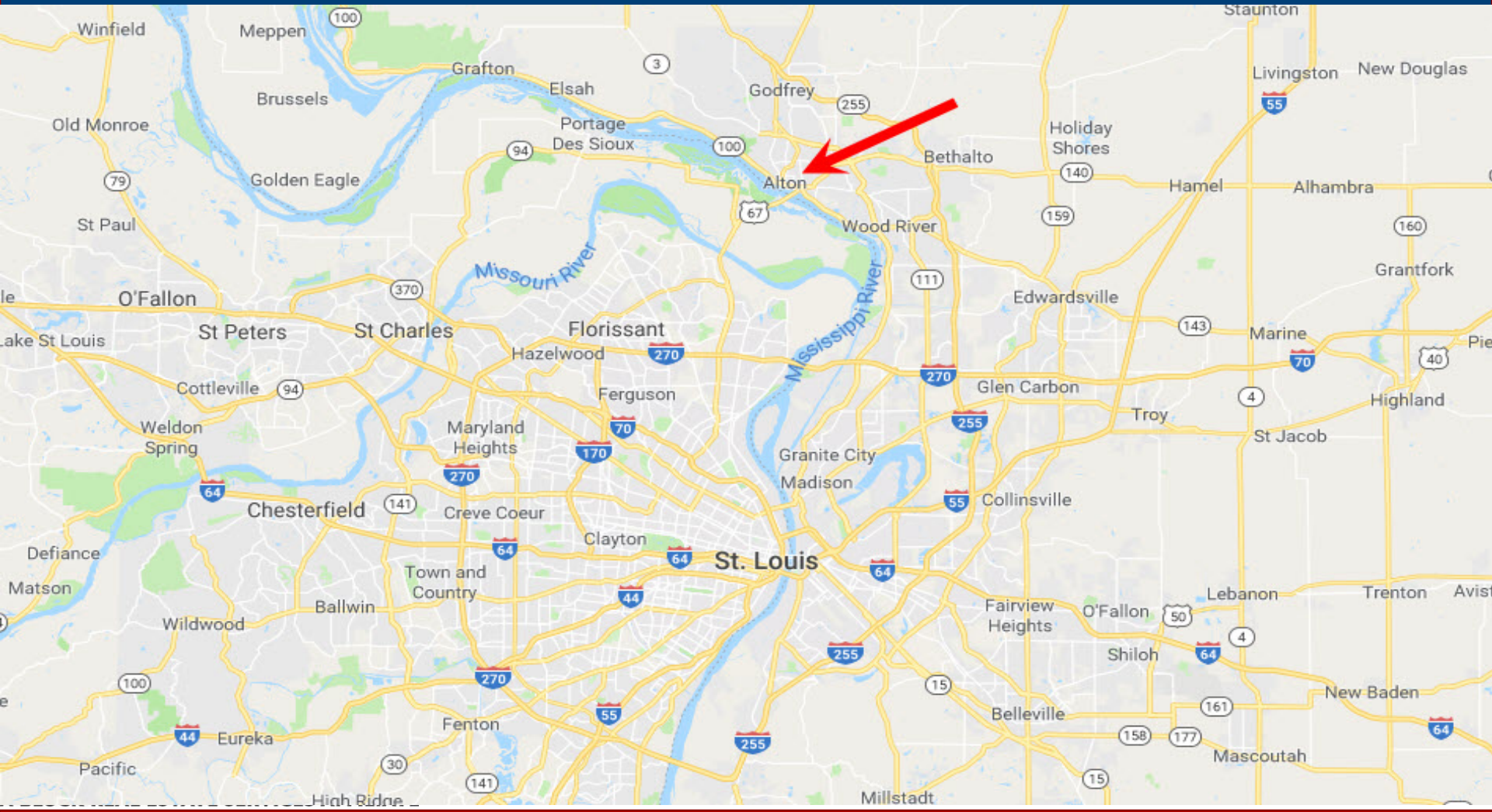


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