

# THE LUBAR & BISTRO TURN-KEY BUSINESS INVESTMENT

621 9<sup>th</sup> Street, Carlyle, IL 62231



**Sale Price: \$420,000**

- 6,696 SF Turn-Key Restaurant/Bar for Sale
- Constructed in 1864; Complete Renovation & Restoration completed in 2010
- Upper Level: 2,000 SF Living Quarters
- Sale Includes Business Furnishings and Restaurant Equipment
- Located in a TIF District & Enterprise Zone

**BARBERMURPHY**

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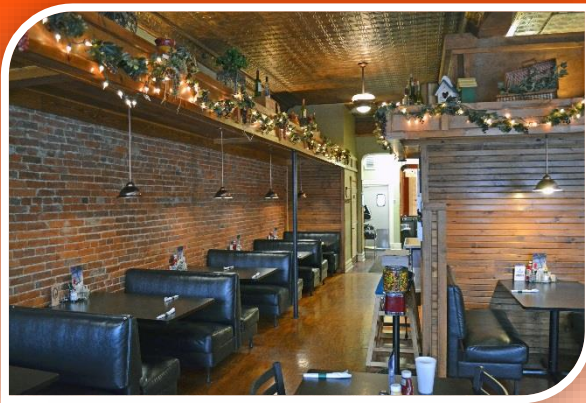
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



# Main Level Dining

The Main Level Dining Room features a front and a back Dining Room. Designed to accommodate Family Style Dining.



# Lower Level



The Lower Level provides a Unique Bar/Restaurant Atmosphere.



The LuBar & Bistro is located on the historic square in uptown Carlyle



**Listing No:** 2101

**Retail**  
**Restaurant/Bar**

The LuBar & Bistro  
621 9th Street  
Carlyle, MO 62231

### SALE INFORMATION:

**For Sale:** Yes  
**Sale Price:** \$420,000  
**Sale Price/SF:** \$62.72  
**CAP Rate:**  
**GRM:**  
**NOI:**

### LEASE INFORMATION:

**For Lease:** No  
**Lease Rate:**  
**Lease Type:**  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

### Leasing Comments:

### Comments

The LuBar & Bistro is a restaurant /bar located in historic downtown Carlyle at the corner of Fairfax Street & 9th Street directly across from Clinton County Courthouse. The historic two story building was constructed in 1864 and has been fully renovated in 2010 respecting the historic style of the building with an investment of over \$200,000. The restaurant located on the ground level has seating for 100 guests The lower level with a separate outside entrance has been tastefully transformed into a rathskeller / bar. The second floor has been restored as a living quarters. The property is located within a TIF District and an Enterprise Zone. Sale price includes business furnishings including restaurant equipment.

**Total SF Available:** 6,696 SF  
**Min Divisible SF:** 6,696 SF

### SQUARE FOOT INFO:

**Building Total:** 6,696 SF  
**Total Available:** 6,696 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 0 SF  
**Retail:** 6,696 SF  
**Min Divisible:** 6,696 SF  
**Max Contiguous:** 6,696 SF

### LAND MEASUREMENTS:

**Acres:** 0.11  
**Frontage:** 31 FT  
**Depth:** 153 FT

### PROPERTY INFORMATION:

<b>Parcel No:</b> 08-08-18-321-004	<b>TIF:</b> Yes	<b>Parking:</b> Street Parking
<b>County:</b> Clinton	<b>Enterprise Zone:</b> Yes	<b>Surface Type:</b>
<b>Zoning:</b> Busiiness	<b>Survey:</b> No	<b>Traffic Count:</b> 7,700
<b>Zoning By:</b> City of Carlyle	<b>Environmental:</b> No	<b>Property Tax:</b> \$5,476.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2017
<b>Prior Use:</b> Restaurant		



### STRUCTURAL DATA:

<b>Year Built:</b> 1864	<b>Clearance Min:</b> 12'	<b>Exterior:</b> Primarily brick
<b>Rehab Year:</b> 2010	<b>Clearance Max:</b>	<b>Bay Spacing:</b>
<b>Floors:</b> 2	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b>		

### Listing Broker(s)

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