

Established Bar and Grill with Gaming
2524 College Ave | Alton, IL | US | Madison County
Available SF: 2,600 | Sale Price: \$360,000



Building Type:	Retail
Available SF:	2,600
Total SF:	2,600
Zoning:	C-2
Sale Price:	\$360,000
Last Updated:	May 2, 2025

Economic Development Contact

Greg Caffey
City of Alton
101 East Third Street
Alton, IL 62002
(618) 463-3801 | gcaffey@cityofaltonil.com

John Keller, President
RiverBend Growth Association
6722 Godfrey Road, POB 425
Godfrey, IL 62035
(618) 467-2280 | jkeller@growthassociation.com

Realtor/Owner Contact

John Eichenlaub
| johne@barbermurphy.com

Property and Area Description

Bar & Grill with Gaming - Owner Retiring The property has a commercial kitchen, walk-in cooler, reach in beer coolers, hard top grill, char broiler, deep fryer and more. There is an additional building adjoining the bar which is used for pool tables/dart boards etc. Roof was replaced in 2020, and flooring and some joists were replaced/repaired as needed in 2022. Located at the intersection of College Ave. and Main St. in downtown Alton. Situated 1 mile west of IL Route 3. The neighborhood offers a blend of local businesses and residential properties, contributing to a community-oriented atmosphere. Sale Price: \$360,000

Population

	138,936 10 Mile Radius	789,235 20 Mile Radius	1,813,780 30 Mile Radius
--	---------------------------	---------------------------	-----------------------------

Source: ESRI®, 2024

Households

	59,220 10 Mile Radius	340,233 20 Mile Radius	785,234 30 Mile Radius
--	--------------------------	---------------------------	---------------------------

Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown