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WEBER REALTY

Call Lois Ikemire for Appointment

Showing Instructions:

24 hour Notice

Property Type	Commercial
1st Floor	Bedrooms Bath 2-1/2ba
2nd Floor	Apartment 1
Basement	No
Foundation	Slab
Exterior	Brick
Porch	Back Stoop
Roof	Flat
Garage	No
Size of Lot	24 x 113
Heat	FA Gas
Air Cond.	Central
Water Heater	40 Gal Electric
Approximate Age	1900 +/-
Termite Policy	No
School Dist.	Oblong
Water	City
Sewer	City
Taxes Pd. 2017	\$815.94



Tax I.D.	04-4-36-040-075-000	Property Address:	104 S Range	Oblong, IL
Key	Call for appt	Owner:	Steve & Connie Ames	Connie's Cut & Curl
Equalizer		Listing Price:	\$35,000.00	
		Listed by:	Lois Ikemire	

This commercial building has a lot to offer. Currently operating as a hair salon and pool room with rental income from top floor apartment.

Front part	21' x 23'	Vinyl, painted, 2 station beauty shop, three tanning rooms with 2 beds & 1 booth, office
Break Room	12'x11'	Cabinets, table w/chairs, fridge, storage room, half bath
Pool Room		One pool table, 2 storage rooms, half bath for men, back entrance
Apt upstairs		Currently Rented \$550.00 per month
Living room	21.5 x 19'8"	Open concept with carpet in living area and vinyl in kitchen area
Bedroom	13 x 8	Hardwood, painted
SW bedroom	19.5 x 9.5	Carpet, painted, large closet
Middle bedroom	14 x 7.3	Carpet, white brick paneling
Bath		Full
Utility Room		washer/ dryer area

Tanning Bed Info	Sunquest 32 Bulbs	2 face tanners
	Solarforce 48 Bulbs	cost \$20,000 new, 2 face and shoulder tanners.
	SuncapsuleVHO 40 Bulbs	Standing Booth