



116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
 BUS: (618)544-3156
 FAX: (618)546-5296
www.weberir.com

Reduced 9/20/19

WEBER REALTY

Showing Instructions:

Call for an appointment

Property Type	Commercial	
	Bedrooms	Bath
1st Floor		(4) 1/2 Baths
2nd Floor	2	2
Basement	Full	
Foundation	Block/Brick	
Exterior	Brick	
Porch		
Roof	Rubber	
Heat	Gas FA	
Air Cond.	FA AC	
Water Heater	40 Gal Gas/52 Gal Elect	
Approximate Age	Est. 1920	
Termite Policy	None	
Water	City	
Sewer	City	
Taxes Pd. 2017	\$1,018.14	
Tax I.D.	06-001-369-00	
Key	None	



Property Address:	601 12th St, Lawrenceville, IL 62439
Owner:	Rickali Investments LLC
Listing Price:	\$199,900
Listed by:	Brandon Hoalt

REMARKS:

If you are looking for a turnkey restaurant/bar, this is the place for you. Building includes fully functional kitchen, bar and Video gaming machines. This coupled with two 1-bedroom apartments on the second floor, offer multiple income streams that make this a very attractive business to own. The upstairs also has a large open area that could be converted into a multitude of options as it has been gutted. Some previous ideas were more apartments or a reception area.

All video gaming, ATMs, Dart Boards, Pool Tables and Juke Box are owned by a 3rd party. Historic Lawrenceville Indians pictures are owned by another party and along with the Pete Rose picture are reserved. It may be negotiated to keep these in place for nostalgia.

Kitchen:	15'7"X19'8"	All kitchen appliances are included in sales price. Commercial stove, barback cooler and ice machine are all within a year or two old
Bar Area:	14'5" X 49'	Includes 3 gaming machines owned by a 3rd party
Dining/Pool area	17'6"X44'7"	Pool tables and dart boards owned by a 3rd party
Upstairs		Two 1-Bedroom, 1 Bath apartments are currently rented at \$325/ea.

Liquor inventory to be purchased outside of real estate transaction.

R2.25

All information believed correct, but not guaranteed.

