



116 S DOUGLAS ST., P.O. BOX 8578  
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Reduced 7/8/19

**WEBER REALTY**

**Showing Instructions:**

Call for an appointment

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



<b>Property Address:</b>	601 12th St, Lawrenceville, IL 62439
<b>Owner:</b>	Rickali Investments LLC
<b>Listing Price:</b>	\$225,000
<b>Listed by:</b>	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.

<b>Kitchen:</b>	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
<b>Bar Area:</b>	14'5" X 49'	Includes 3 gaming machines owned by a 3rd party
<b>Dining/Pool area</b>	17'6"X44'7"	Pool tables and dart boards owned by a 3rd party
<b>Upstairs</b>		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.

