

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

Showing Instructions:
Call for appt.



Website - crawford-county.com
Email - c cre@crawford-county.com

Listing agent must be present for showings

DIRECTIONS:

Approx. sq. ft.	4,670
Property Type	Commercial
No. Rms.	6
	Bath
1st Floor	3
2nd Floor	2
Basement	full
Foundation	brick
Walls	sealed brick/Fresco Harmony dw
Floors	LVP/ceramic
Porch	none
Roof	rubber 2021
Windows	2023
Garage	none
Exterior	stucco front/brick back
Heat/AC	FA/CA 5 zoned 2023
Water Heater	2- 40 gal gas/1 40 gal elec. ' 23
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	40'x130'
Taxes	' 23 \$1,312.16 (no exemptions)
Approximate Age	1900 +/-
Equalizer	\$900.00
Tax I.D. #05-4-34-030-123-000	



Price: ~~\$499,900~~ ~~\$599,900~~

Address of Property	110 S. Douglas St.
	Robinson, IL 62454
Owner:	Marilyn's Hollywood
Address:	
Phone:	
Listed by:	Erica Lytis
Sign Wanted:	no
	Key # none

REMARKS: (All information believed correct, but not guaranteed.)

High end bar & restaurant that has been completely remodeled inside & out. Sale will include all inventory & furnishings. Any leased gaming equipment can be taken over by new owner. Situated in historic downtown area. Fully functional kitchen that is open for lunch & dinner along with video gaming machines. Too many updates to list.

- BAR ROOM:** 16.5x55', LVP, Edison bulb pendant lighting, 7 hightops, 16 bar seats, concrete epoxy bar, 14 tappers, wine cooler, 2 beer coolers, 2 refrigerator units, 2 ice bins, 4 bay sink, 2 speed racks, Krowne CO2 glass chiller, ice machine leased, Toast ordering register system contract, 4-70" TVs
- GAME ROOM:** 41'x17', LVP, Edison bulb pendant lighting, (pool tables, dart machines, juke box, ATM machine & pool table lighting leased throught J&J Ventures w/ monthly profits being split 50/50
- GAMING ROOM:** 17'x8', 6 video gaming machines, (profit split 33% owner, 33% J&J Ventures, 34% State)
- DINING ROOM:** 27'x31', LVP, Edison bulb pendant lighting, buffet/salad bar remains, 11 - 4 top tables
- STORAGE ROOM:** 8'x9', liquor storage (inventory remains)
- RESTROOMS:** 2 - ceramic, 2 stalls, porcelain tile wall, faux metal ceiling, double sinks in each
- KITCHEN:** 23'x22', newer vent hood system, equipment installed as follows: 3 deep fryers, 4' griddle, 36" sandwich cooler, 24" salad cooler, dbl. door freezer, dbl. door refrigerator, multiple s.s. prep tables, restaurant fountain head, 3 bay sink, handwash sink
- STAFF RESTROOM:** sink, toilet, mop sink
- UPSTAIRS**
 - BAR ROOM:** 17'x57', LVP, Edison bulb lighting, wood plank ceiling, 2nd concrete epoxy bar, 14 tappers, 3 bay sink, handwash sink, beer cooler, Krowne CO2 glass chiller, speed rack, new exterior door to potential rooftop patio
 - GAME ROOM:** 16.5x55', LVP Edison bulb pendant lighting, 12 restaurant tables, chases installed for potential golf simulator installation
 - RESTROOMS:** 2 - 6'x6', ceramic, porcelain tile walls, toilet, sink in each
- BASEMENT:** new 12'x14', walk-in cooler installed by Stuever & Sons, all new plumbing throughout building & to the street, new grease trap 2023, Micro Matic draft system

LD: 2/22/24 R - 2.7