

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.

Robinson, IL 62454

**Showing Instructions:**

Call for appt.

Website - [crawford-county.com](http://crawford-county.com)Email - [ccre@crawford-county.com](mailto:ccre@crawford-county.com)**Listing agent must be present for showings****DIRECTIONS:**

Approx. sq. ft.	4,670
Property Type	Commercial
No. Rms.	6
	<b>Bath</b>
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	' 24 \$1,453.08 (no exemptions)
Approximate Age	1900 +/-
Equalizer	\$900.00
Tax I.D. #05-4-34-030-123-000	



	<b>Price:</b>	<del>\$499,900</del>	<del>\$599,900</del>
<b>Address of Property</b>	110 S. Douglas St.		\$449,000
	Robinson, IL 62454		
<b>Owner:</b>	Marilyn's Hollywood		
<b>Address:</b>			
<b>Phone:</b>			
<b>Listed by:</b>	Erica Lytis		
<b>Sign Wanted:</b>	no	<b>Key #</b>	none

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

High end bar &amp; restaurant that has been completely remodeled inside &amp; out. Sale will include all inventory &amp; 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 &amp; dinner along with video gaming machines. Too many updates to list.

<b><u>BAR ROOM:</u></b>	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
<b><u>GAME ROOM:</u></b>	41'x17', LVP, Edison bulb pendant lighting, (pool tables, dart machines, juke box, ATM machine & pool table lighting leased through J&J Ventures w/ monthly profits being split 50/50
<b><u>GAMING ROOM:</u></b>	17'x8', 6 video gaming machines, (profit split 33% owner, 33% J&J Ventures, 34% State)
<b><u>DINING ROOM:</u></b>	27'x31', LVP, Edison bulb pendant lighting, buffet/salad bar remains, 11 - 4 top tables
<b><u>STORAGE ROOM:</u></b>	8'x9', liquor storage (inventory remains)
<b><u>RESTROOMS:</u></b>	2 - ceramic, 2 stalls, porcelain tile wall, faux metal ceiling, double sinks in each
<b><u>KITCHEN:</u></b>	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
<b><u>STAFF RESTROOM:</u></b>	sink, toilet, mop sink
<b><u>UPSTAIRS</u></b>	<b><u>BAR ROOM:</u></b> 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
<b><u>GAME ROOM:</u></b>	16.5x55', LVP Edison bulb pendant lighting, 12 restaurant tables, chases installed for potential golf simulator installation
<b><u>BASEMENT:</u></b>	<b><u>RESTROOMS:</u></b> 2 - 6'x6', ceramic, porcelain tile walls, toilet, sink in each 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