

**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 - [cce@crawford-county.com](mailto:cce@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	' 22 \$1,280.02 (no exemptions)
Approximate Age	1900 +/-
Equalizer	\$900.00
Tax I.D. #05-4-34-030-123-000	



**Price:** \$599,900

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

**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. Brand new kitchen equipment installed along with video gaming machines that have been ordered. 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 ordered 2 months ago, waiting for delivery, all data cables ran, (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**