



Bus / Bus w/Real Est

MLS #: **07264990** Status: **PCHG** CTGF:
 Rent Price: **\$0.70** Lease Type: **N/A** List Price: **\$65,000**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:
 Real Estate Included: **Yes**

Property Location

Address: **108 E Church St**
 City: **Troy Grove** Zip: **61372** Area #: **999**
 Subdivision:
 Corporate Limits:
 County: **La Salle** Township:
 Parcel ID#: **0635105001** Multiple PIN: **No** Waterfront: **No**
 Coordinates: North: **0** South: **0** East: **0** West: **0**
 Directions: **Route 52 in Troy Grove**

Property Information And Description

Business Name: **JUST KIDD INN**
 Confidentiality Or Non-Disclosure Agreement Required:
 Current Use: **Commercial**
 Potential Use: **Liquor License**
 Zoning: **Commercial / B2** # Stories: **1** # Parking Spaces: **15**
 Lot Dimensions: **70X140** Land Sq. Ft: **9800**
 Approx. Total Bldg. Sq. Ft: **2116** Approx. Bus. Sq. Ft: **1990**
 Air Conditioning: **Central Air**
 Amenities:
 Construction:
 Current Owner: **4-6 Years**
 Electrical Svcs:
 Food/Beverage Type: **Restaurant**
 Frontage Acc: **US Highway**
 Heat/Ventilation: **Forced Air, Gas**
 Information: **Short Notice OK**

Living Quarters: **Possible**
 Location: **Mixed Use Area**
 Lock Box:
 Misc. Inside:
 Misc. Outside:
 Indoor Parking:
 Outdoor Parking: **13-18 Spaces**
 Possession: **Closing**
 Roof Coverage:
 Seating Capacity: **31-40**
 Utilities To Site: **Electric to Site, Gas to Site**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:

Remarks: **Make an Offer.....Restaurant/Bar in small town. 2 industrial size pizza ovens. Dining room and bar. Extra room in back. Garage and grassy area for mixed use. Owner has sold kitchen equipment from building.**

Directions: **Route 52 in Troy Grove**

MLS #: 07264990

Address: 108 E Church St, Troy Grove, 61372

Business Information And Description

Business Type: **Bar/Lounge/Nite Club, Restaurant**

Lease Expires: **07/06/2009**

Full Time Employees:

Part-Time Employees:

Business Age: **1-3 Years**

Client Needs: **New Opportunity**

Client Will:

Known Encumbrances: **None Known**

Proprietary Info:

Sales Price Includes: **Land, Building, Business, Equipment, Inventory**

Type Of Lease: **None**

Type Ownership(Business): **Individual**

Type Ownership(Real Estate): **Individual**

Business Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs & Maintenance, Roof, Scavenger, Water/Sewer**

Terms:

Financial Information

	Amount	Year	Source
Gross Annual Sales	\$0	2008	Owner Projection
Cost of Goods Sold	\$0	2008	Owner Projection
Gross Profit	\$0	2009	Owner Projection
Total Operating Expenses	\$0	2009	Owner Projection
Net Profits	\$0	2009	Owner Projection
Adjusted Net Income	\$0	2009	Owner Projection
Annual Rent for Real Estate	\$0	2009	Owner Projection
Inventory	\$0	2009	Owner Projection
Accounts Payable	\$0	2009	Owner Projection
Accounts Receivable	\$0	2009	Owner Projection
Real Estate Taxes	\$603	2008	Owner Projection
Gross Payroll	\$0	2009	Owner Projection
Sales Taxes	\$0	2009	Owner Projection

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