

MANTENO - INVESTMENT OPPORTUNITY - BAR

178 N. LOCUST ST., MANTENO, IL 60950



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



FOR SALE

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178 N. Locust St., Manteno, IL 60950



Large open area for seating

OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	3,136 SF
Available SF:	
Lot Size:	13,600 SF
Price / SF:	\$263.07
Zoning:	Commercial
Traffic Count:	10,000

PROPERTY OVERVIEW

MANTENO - INVESTMENT OPPORTUNITY - BAR (with Kitchen) and VIDEO GAMING MACHINES!

Right on Route 50 with over 10,000 VPD at your doorstep!

This fully operational bar has been a local establishment for decades. The gaming machines are lucrative and the State allotted 6th machine and increased wager amounts are coming soon to this location.

Ample parking and great electronic signage make this location extremely accessible and visible.

Plenty of room for seating inside and a large fenced in beer garden outside.

This entire facility was redesigned and rebuilt in 2005!

This is a great money making opportunity! Financials available for qualified buyers. Call today!

McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

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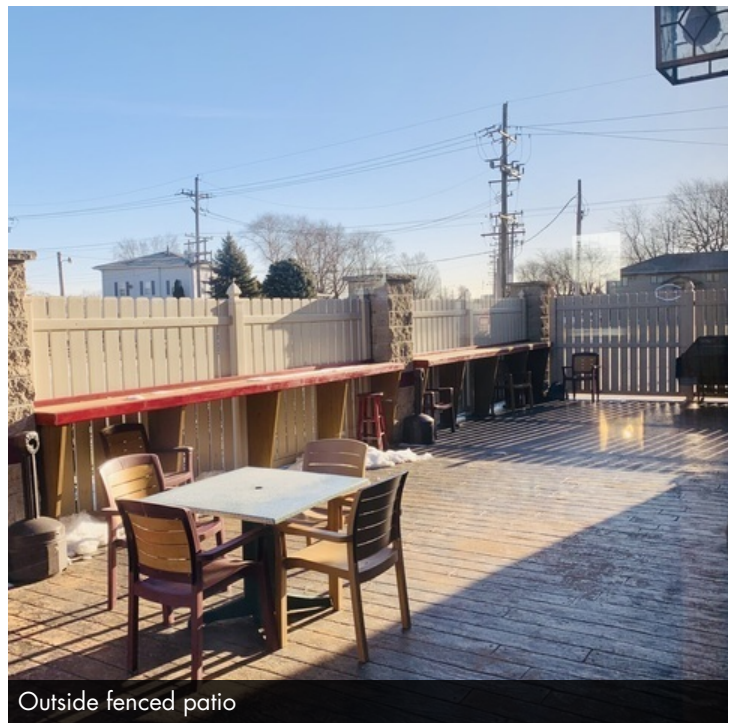
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Outside fenced patio

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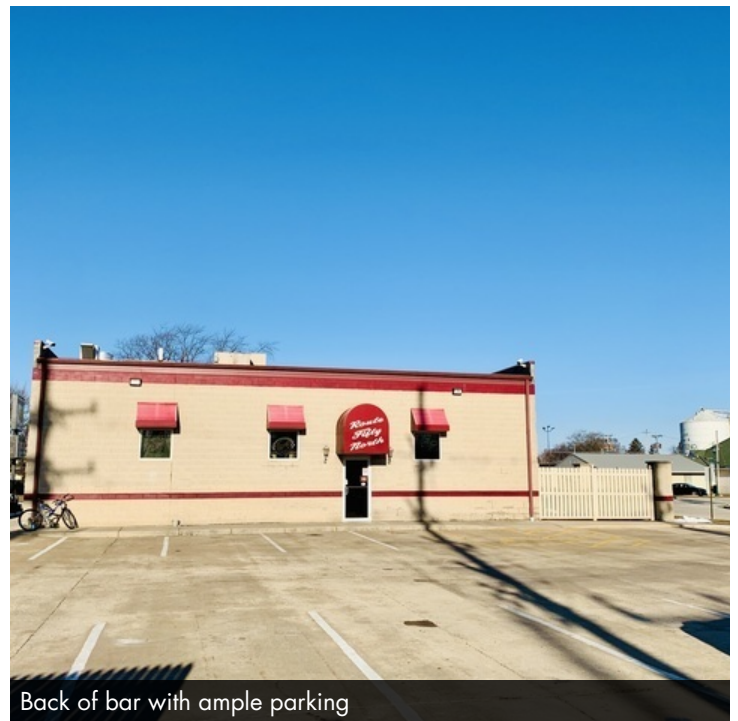
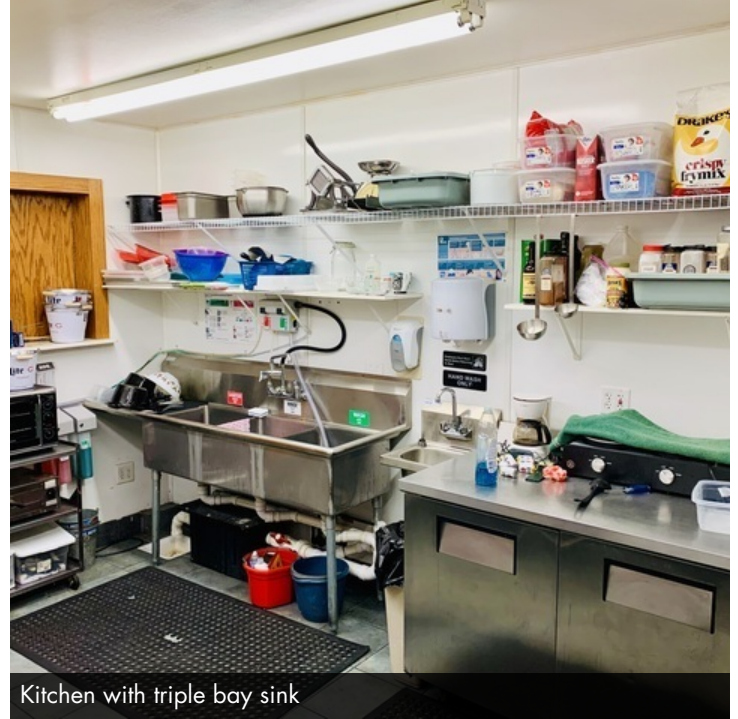
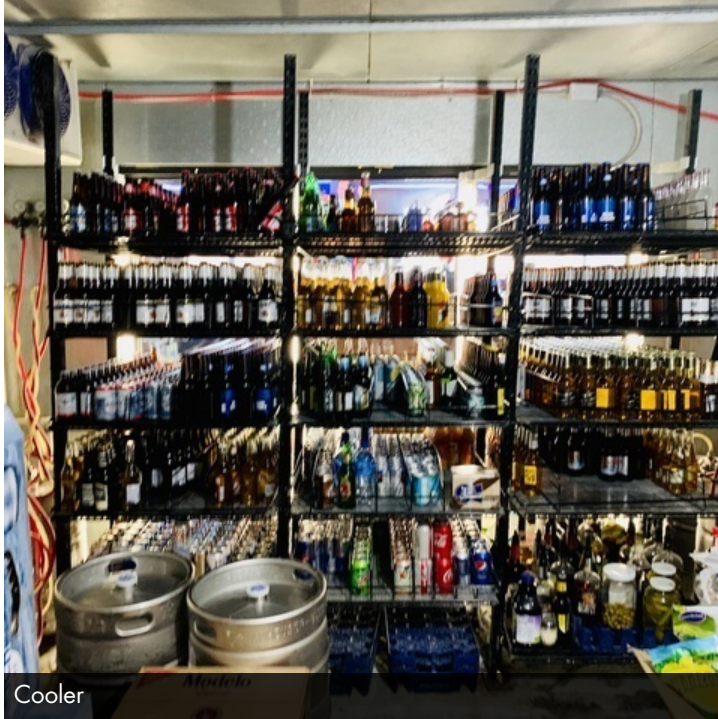
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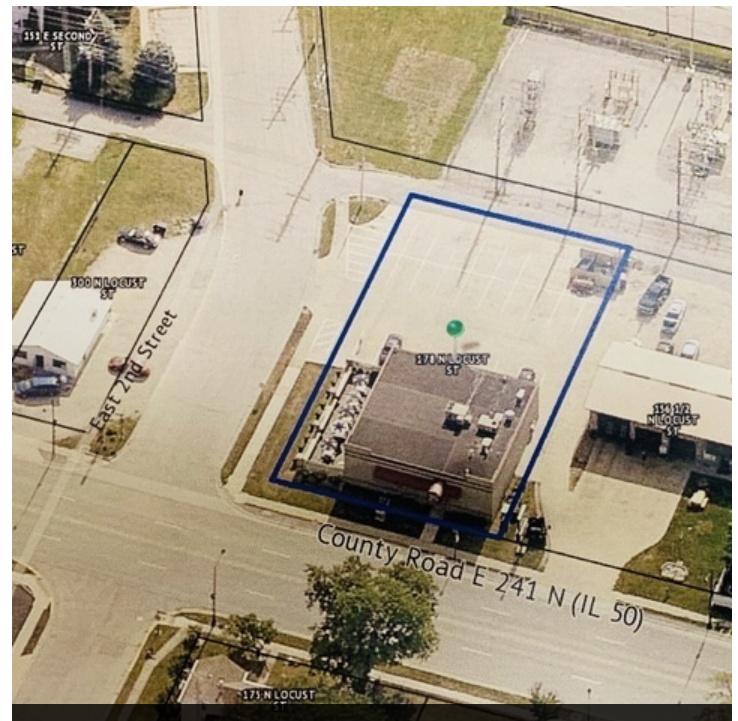
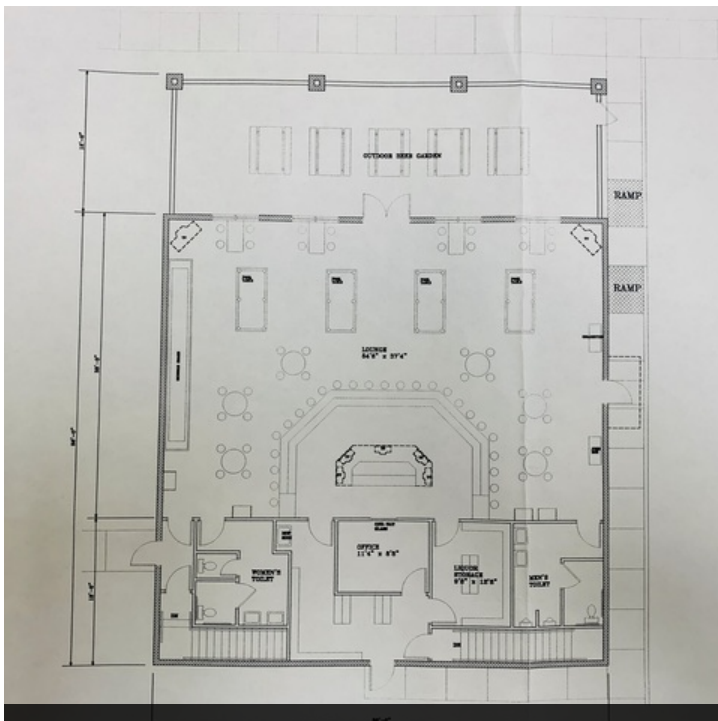
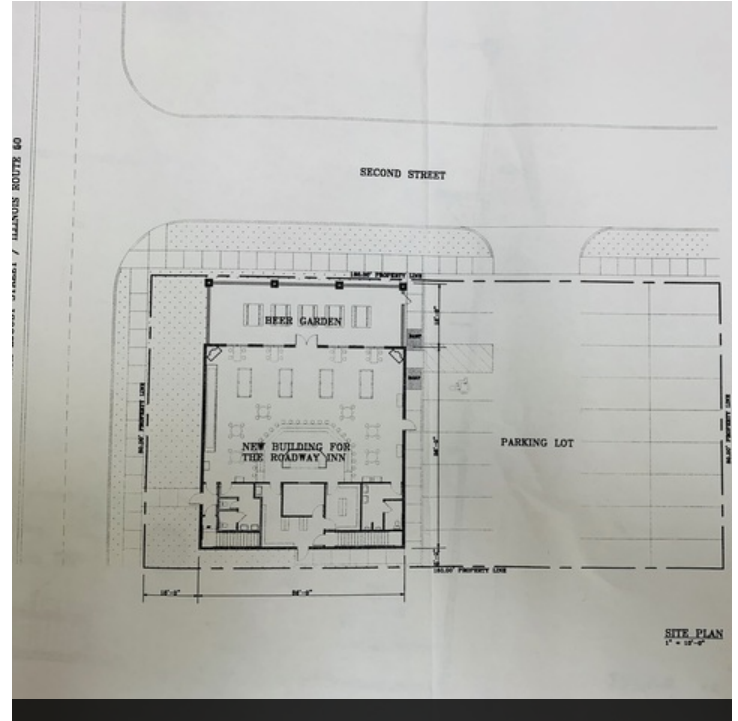
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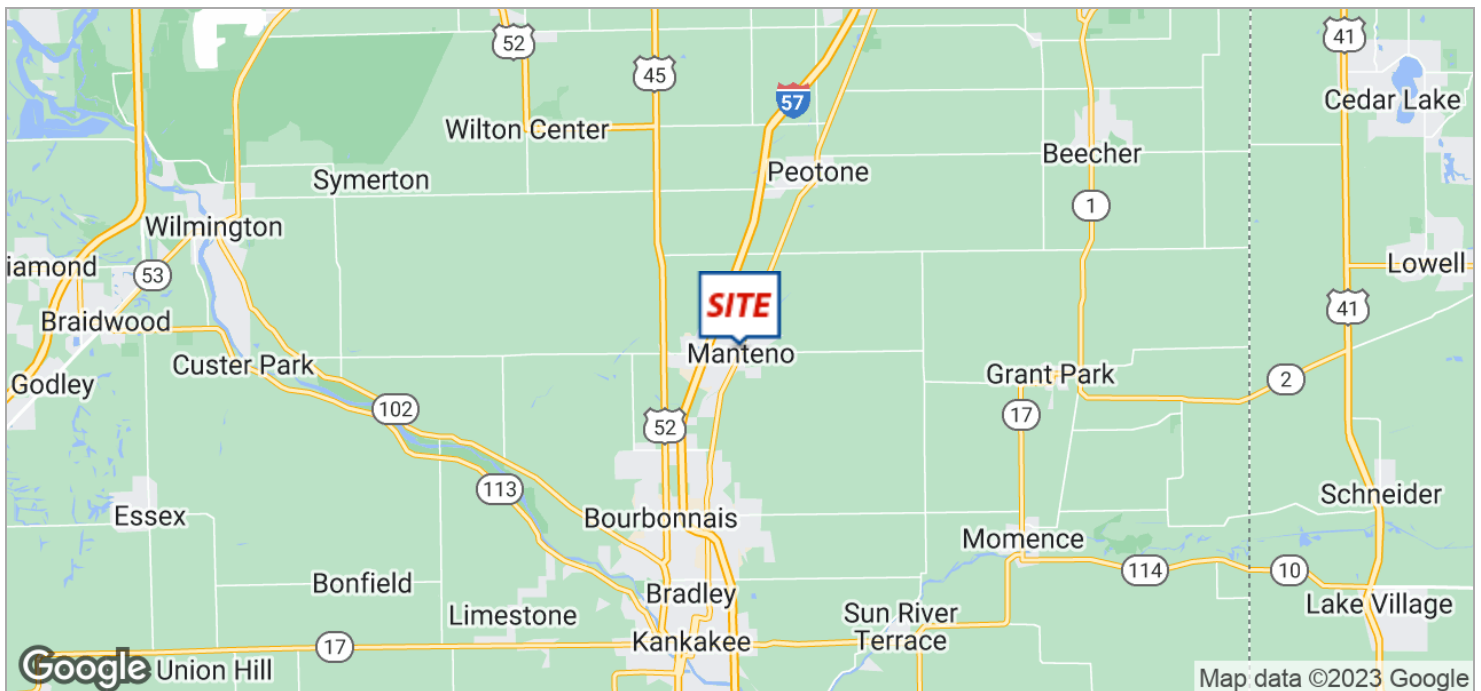
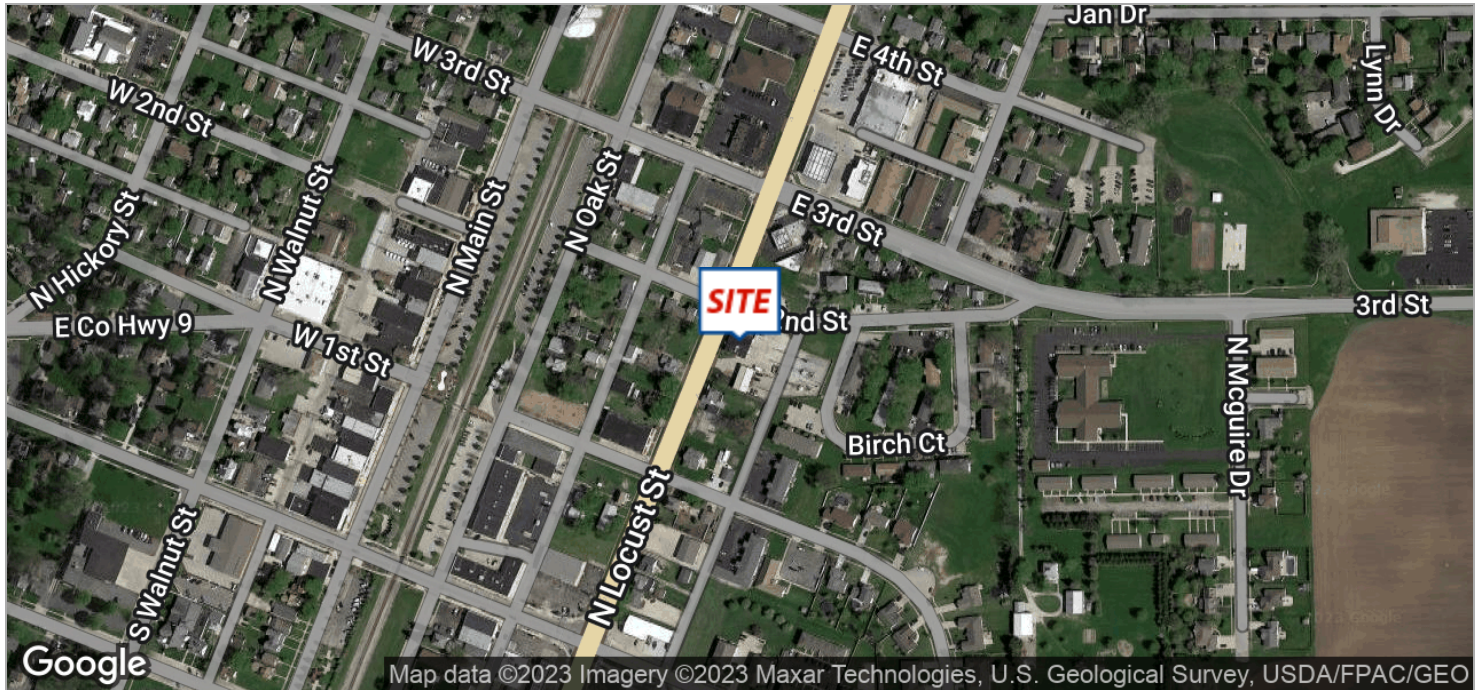
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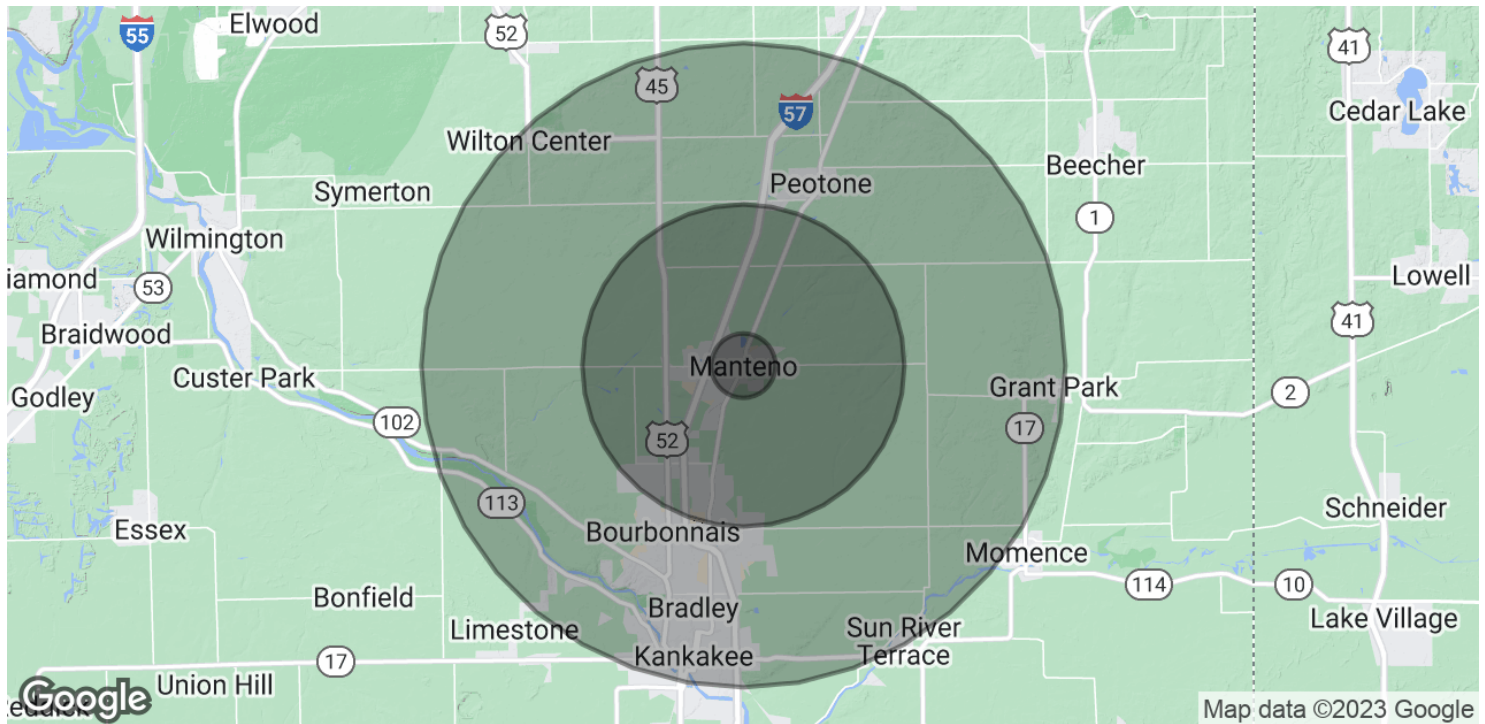
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,313	21,757	103,391
Average age	39.7	37.9	34.4
Average age (Male)	38.3	36.6	32.6
Average age (Female)	40.3	38.9	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	501	8,260	37,659
# of persons per HH	2.6	2.6	2.7
Average HH income	\$67,149	\$66,860	\$61,563
Average house value	\$195,067	\$194,991	\$178,923

* Demographic data derived from 2020 ACS - US Census

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