

PIPER CITY - FOR SALE - BAR AND GRILL WITH GAMING

28 W PEORIA ST, PIPER CITY, IL 60959



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com

 **McCOLLY BENNETT**
COMMERCIAL *advantage*

29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR SALE

PIPER CITY - FOR SALE - BAR AND GRILL WITH GAMING



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Sale Price

\$119,000

PROPERTY OVERVIEW

Buyer purchases business, equipment, inventory, name, phone number, all included.

OFFERING SUMMARY

Building Size:

4,800 SF

Kitchen is currently open for breakfast, lunch and dinner.

Available 1st Floor SF:

2,400 SF

Bar has 15 stools and seats 50 for dining.

Real Estate Taxes:

\$877.00

Separate room could be used for additional seating or banquet facility with dance floor.

Price / SF:

\$24.79

There are six gaming machines for additional income! Call today!~

Zoning:

Commercial

Liquor and Gaming licenses not included.

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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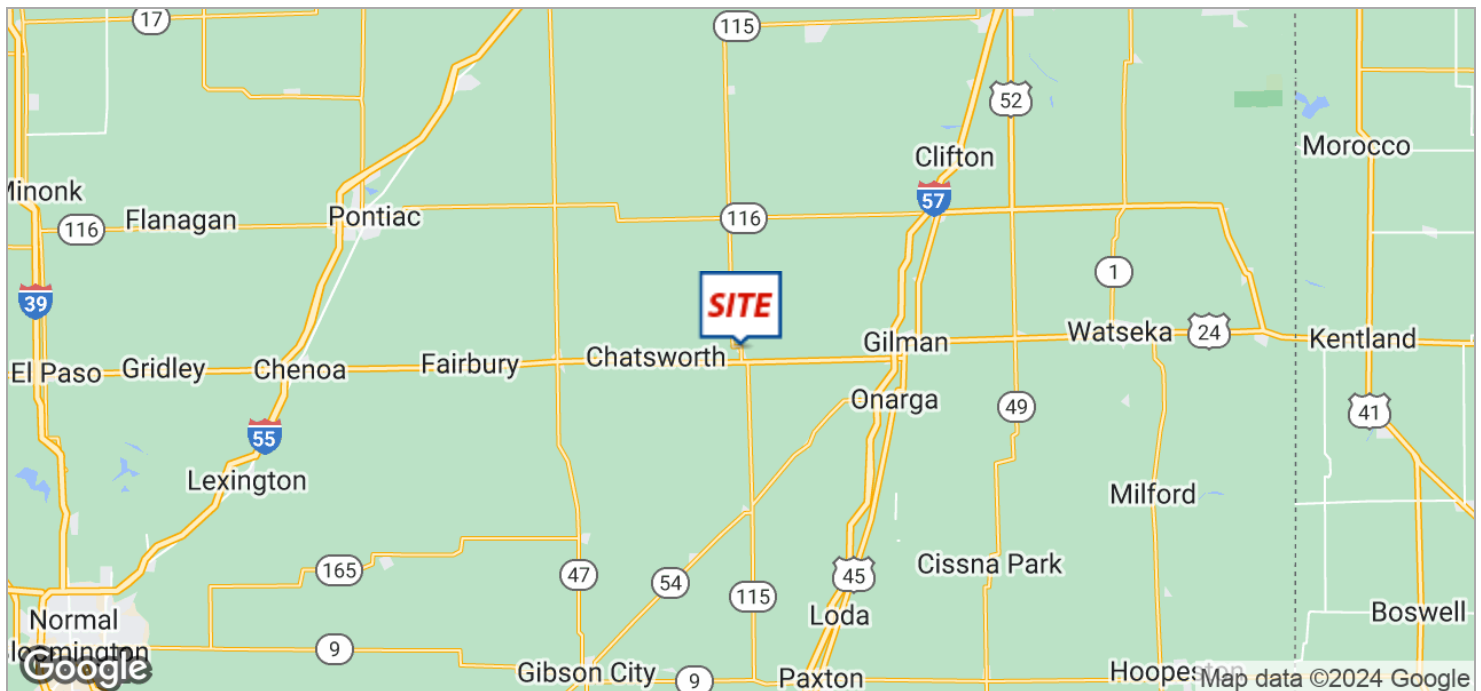
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IZZ AZZ Bar and Grill
28 W. Peoria St.
Piper City, IL

2023 Income and Expenses

Income

| | |
|---------------------|---------------------|
| Food Sales | \$ 58,422.00 |
| Liquor Sales | \$ 23,997.00 |
| <u>Gaming</u> | <u>\$ 12,587.00</u> |
| Total Income | \$ 95,006.00 |

Income

Expenses

| | |
|-------------------------------------|---------------------|
| Licenses and Pemitis | \$ 800.00 |
| Real Estate Taxes | \$ 877.00 |
| Insurance | \$ 3,457.00 |
| Liquor Purchase | \$ 2,505.00 |
| Cost of Food /Goods | \$ 20,472.00 |
| Payroll | \$ 16,538.00 |
| Sales Tax | \$ 5,574.00 |
| Gas/Electric | \$ 2,544.00 |
| Internet/Cable | \$ 884.00 |
| Water/Sewer/Trash | \$ 1,450.00 |
| <u>Reparis/Maintenance/Supplies</u> | <u>\$ 14,349.00</u> |
| Total Expenses | \$ 69,450.00 |

Net Income **\$ 25,556.00**

ILLINOIS GAMING BOARD
VIDEO GAMING REPORT

2/26/2024
1:36 pm

Randette Spiess
160701169

January 2023 - December 2023

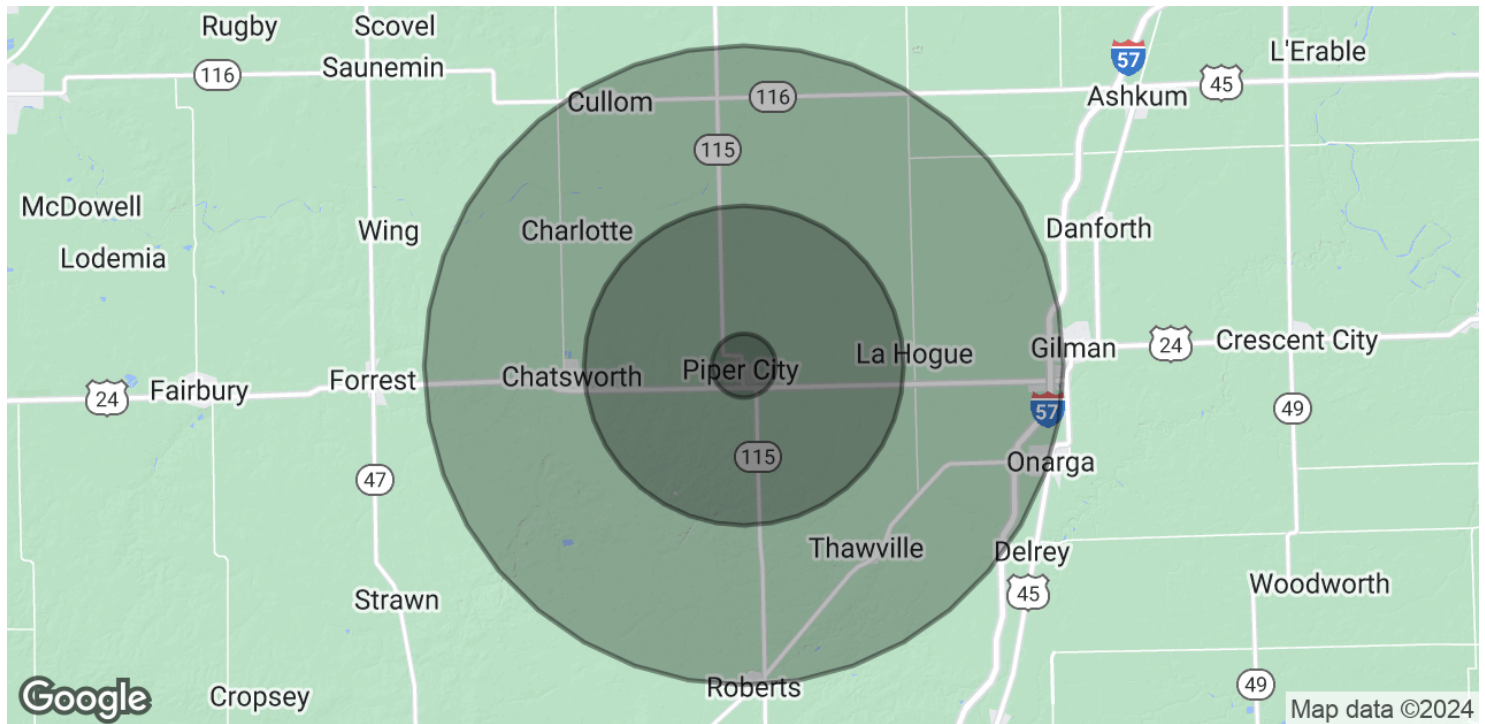
| Establishment | License Number | Municipality | VGT Count | VGT Wagering Activity | | | VGT Income | | | VGT Tax Distribution | | |
|-----------------|----------------|--------------|-----------|-----------------------|----------------|-----------------------|--------------|--------------|---------------------|----------------------|-------------|--------------------|
| | | | | Amount Played | Amount Won | Net Wagering Activity | Funds In | Funds Out | Net Terminal Income | NTI Tax | State Share | Municipality Share |
| Randette Spiess | 160701169 | Piper City | 6 | \$1,748,949.94 | \$1,583,949.32 | \$165,000.02 | \$761,689.00 | \$596,688.98 | \$165,000.02 | \$55,100.12 | \$47,850.12 | \$8,250.00 |

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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 668 | 1,735 | 5,883 |
| Average Age | 44.8 | 43.7 | 43.2 |
| Average Age (Male) | 48.5 | 45.6 | 42.8 |
| Average Age (Female) | 44.0 | 43.5 | 44.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|----------|-----------|
| Total Households | 357 | 909 | 3,008 |
| # of Persons per HH | 1.9 | 1.9 | 2.0 |
| Average HH Income | \$44,249 | \$50,300 | \$51,948 |
| Average House Value | \$64,890 | \$91,256 | \$104,187 |

2020 American Community Survey (ACS)

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Bus / Bus w/Real Est

MLS #: **11867826**

List Price: **\$119,000**

Status: **NEW**

List Date: **08/31/2023**

Orig List Price: **\$119,000**

Area: **959**

List Dt Rec: **08/31/2023**

Sold Price:

Address: **28 W Peoria St , Piper City, IL 60959**

Directions: **US Rte 24 to Piper City; north on Rte 115 to Peoria, west to property**

Sold by:

Mkt. Time (Lst./Tot.): **6/6**

Rented Price:

Closed:

Contract:

Lease SF/Y:

Off Mkt:

Concessions:

Mthly. Rnt. Price:

Corp Limits: **Piper City**

Unincorporated:

Contingency:

Year Built:

Zoning Type: **Commercial**

Actual Zoning: **C**

Stories: **1**

Unit SF: **2400**

(Leasable

Area

Units: **Square Feet**)

County: **Ford**

PIN #: **04040425400800**

Multi PINs: **No**

Real Est. Incl: **Yes**

Relist:

Waterfront: **No**

Lot Dimensions: **25X150**

Land SF: **3750**

Lot Size SF:

Lot Size Src:

Mobility Score: - **?**

Lease Type:

Appx. Bldg SF: **4800**

Appx. Bsn SF: **4800**

List Price Per SF: **\$49.58**

Lease Exp.:

Estimated Cam/Sf:

Est. Tax per SF/Y:

Sold Price Per SF: **\$0**

Remarks: **PIPER CITY - FOR SALE - BAR AND GRILL WITH GAMING - Buyer purchases business, equipment, inventory, name, phone number, all included. Kitchen is currently open for breakfast, lunch and dinner. Bar has 15 stools and seats 50 for dining. Separate room could be used for additional seating or banquet facility with dance floor. There are six gaming machines for additional income! Call today!~**

Financial Information

Type Ownership:

Frontage Acc: **City Street**

Current Use: **Commercial, Restaurant/bar**

Potential Use: **Commercial, Restaurant**

Client Needs: **Out of Management**

Client Will:

Amenities:

Known Encumbrances: **None Known**

Location: **Central Business District**

Lot Size: **Less Than .25 Acre**

Construction: **Brick**

Roof Coverings: **Rubber**

Misc. Outside:

Misc. Inside:

Parking Spaces: **30**

Indoor Parking:

Outdoor Parking: **Parking-Street**

Parking Ratio:

Business Name: **IZZ AZZ**

Full Time Emp:

Part Time Emp:

Business Age: **7-10 Years**

Business Type: **Food and Beverage**

Food/Bev Type: **Grill**

Type Ownership (Bus): **Individual**

Current Owner: **7-10 Years**

Living Quarters: **None**

Seating Capacity:

Sale Price Includes: **Land, Building, Business, Equipment, Inventory, Owner Will Train, Phone Number, Business Name**

Air Cond.: **Central Air**

Electricity:

Heat/Ventilation: **Central Bldg Heat, Forced Air, Gas**

Utilities To Site:

Business Pays: **Other**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Proprietary Info: **Tax Bill**

Sale Terms:

Possession: **Closing**

| | Annual Amount | Year | Source | | Annual Amount | Year | Source |
|---------------------------|----------------------|-------------|--------------------|------------------------------|----------------------|-------------|--------------------|
| Gross Sales: | \$0 | 2022 | Combination | Annual Rent for Real Estate: | \$0 | 2022 | Combination |
| Cost of Goods Sold: | \$0 | 2022 | Combination | Inventory: | \$0 | 2022 | Combination |
| Gross Profit: | \$0 | 2022 | Combination | Real Estate Taxes: | \$877 | 2022 | Combination |
| Total Operating Expenses: | \$0 | 2022 | Combination | Gross Payroll: | \$0 | 2022 | Combination |
| Net Profit: | \$0 | 2022 | CO | Sales Taxes: | \$0 | 2022 | Combination |
| Adjusted Net Income: | \$0 | 2022 | Combination | | | | |

Operating Expense Includes:

Broker Private Remarks:

Internet Listing: **Yes**

VOW AVM: **Yes**

Listing Type: **Exclusive Right to Sell**

Buyer Ag. Comp.: **2.5% OF GROSS SALE PRICE (G)**

Information: **Show-Call List Office**

Showing Inst: **Schedule through showing time assist or call LA.**

Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**

List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**

CoList Broker:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **Yes**

Address on Internet: **Yes**

Other Compensation:

Cont. to Show?:

Broker Owned/Interest: **No**

Lock Box: **None**

Special Comp Info: **None**

Confidentiality Agreement Req:

Expiration Date: **08/23/2024**

More Agent Contact Info:

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MLS #: 11867826

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 09/05/2023 01:05 PM

