



**Bus / Bus w/Real Est**

MLS #: **07264990** Status: **PCHG** CTGF:  
 Rent Price: **\$0.70** Lease Type: **N/A** List Price: **\$189,000**  
 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**  
 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**

Remarks: **Make an Offer.....Restaurant/Bar in small town. Updated kitchen with 2 industrial size pizza ovens. 10x7 walk in cooler. Dining room and bar. Extra room in back. Garage and grassy area for mixed use. Owner has had health problems so numbers are approximate.....Potential for more income.**

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 and Maintenance, Roof, Scavenger, Water/Sewer**

Terms:

<b>Financial Information</b>			
	<b>Amount</b>	<b>Year</b>	<b>Source</b>
Gross Annual Sales	<b>\$90,000</b>	<b>2008</b>	<b>Owner Projection</b>
Cost of Goods Sold	<b>\$0</b>	<b>2008</b>	<b>Owner Projection</b>
Gross Profit	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Total Operating Expenses	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Net Profits	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Adjusted Net Income	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Annual Rent for Real Estate	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Inventory	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Accounts Payable	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Accounts Receivable	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Real Estate Taxes	<b>\$603</b>	<b>2008</b>	<b>Owner Projection</b>
Gross Payroll	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>
Sales Taxes	<b>\$0</b>	<b>2009</b>	<b>Owner Projection</b>

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Prepared By: Richard McConville, ALC - McConville Realty & Auctioneering 11/18/2009 05:10 AM