

COMMERCIAL PURCHASE OPPORTUNITY

103 S STATE ROUTE 53 BRACEVILLE, IL 60407

MUST SEE PROPERTY



OFFERED AT \$425,000



An exciting opportunity to own a fully renovated, well-established bar in the heart of Braceville featuring an on site 2 bedroom managers residential unit! Located in a high-traffic area on historic Route 66 with excellent visibility, this property offers both indoor and outdoor seating options and is situated on a 1-acre lot. The real showstopper is the large outdoor stage set-up for live music or hosting private events on the massive deck.

TOWN CENTER REALTY

81 N. CHICAGO STREET STE 405 JOLIET, IL 60432

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Kitchen Fixtures and Inclusions:

- 3-UNIT KITCHEN SINK W/SPRAYER
- 2 PIECE STAINLESS STEEL SINK W/SPRAYER
- KITCHEN HAND SINK
- 3 DISH DRYING RACKS
- PORTABLE CART W/WHEELS
- FOOD SCALE
- WALK-IN COOLER W/2 LARGE STAINLESS STEEL SHELVING UNITS
- STAINLESS STEEL PREP TABLE
- HOOD RANGE
- FIRE SYSTEM FOR HOOD RANGE
- 2 FIRE EXTINGUISHERS
- LARGE GREASE TRAP
- LARGE MUD SINK
- WOOD SHELVING UNIT

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Bar fixtures and inclusions:

- OPEN SIGN (WINDOW)
- FILING CABINET W/OFFICE SUPPLIES
- 1 3-UNIT SECTION SINK (BAR AREA)
- HAND SINK (BAR AREA)
- 2-DOOR DRAFT COOLER
- POS SYSTEM
- 2 CASH REGISTERS
- 2 MONITERS W/RECEIPT PRINTERS
- KITCHEN PRINTER (ONLINE SYSTEM)
- LIQUOR SHELING UNIT W/CABINETS



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Patio Fixtures and Inclusions

- METAL / WOOD PORTABLE BAR
- PICNIC TABLES /
- METAL CANOPY



Mechanicals:

- FURNACE (BAR SIDE) W/NEW BOARD
- AC UNIT (BAR SIDE)
- TANKLESS HOT WATER HEATER
- SALTWATER FILTER SYSTEM
- SEPTIC SYSTEM

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Managers / Rental Unit Inclusions::

- WASHER / DRYER SET
- WOODEN ISLAND
- REFRIGERATOR
- STOVE
- FURNACE
- A/C UNIT
- LIGHT FIXTURES

