



<b>MLS : 202404641</b>	<b>Commercial/Industrial</b>	<b>Price: \$375,000</b>
<b>311 Provost Street</b>	SCALES MOUND IL 61075	<b>For Sale</b>
Township: <b>Scales</b>	<b>Jo Daviess County</b>	
<b>ACTIVE and AVAILABLE</b>	<b>Grid Jo Daviess County</b>	

---

Year Built:	Retail SqFt:	<b>3700</b>
Merc/Manuf SqFt: <b>400</b>	Warehouse SqFt:	<b>0</b>
Office SqFt: <b>400</b>	Total Sq Ft:	<b>3,700</b>
Residential SqFt: <b>0</b>	Total Finished SqFt:	<b>4,500</b>



Number of Acres: **0.24**      Lot Dimensions: **155x65x155x65**

Sub #: **BLK6**      Sub/Sec: **SM**      Sub/Sec: Lot#: **3,4&5**

Door Height **8ft**      # Doors: **4**      Ceiling Height: **13ft**

Parking: **20 plus street**      Sprinkler Y/N: **No**

Tenant: **None**

EXTERIOR	<b>Stucco</b>	AIR CONDITIONING	<b>Central</b>
ROOF	<b>Metal</b>	ELECTRIC	<b>Circuit Breaker</b>
BASEMENT	<b>Full Walk-Out</b>	FLOORING	<b>Wood</b>
INSULATION	<b>Builder Specifications</b>	HEAT	<b>LP Gas Forced Air, Propane</b>
WALLS	<b>Other</b>	SEWER	<b>City</b>
POSSESSION	<b>Closing</b>	WATER	<b>City</b>
		WATER HEATER	<b>Electric</b>

School District: **SCALESMOU**

PIN: <b>431600102001</b>	Additional PINS:	
Taxes: <b>4,566</b>	Tax Year: <b>2023</b>	Exemptions: <b>N</b>
Zoning: <b>COMM</b>		

Remarks **Exciting Turnkey Opportunity in Jo Daviess County! Ready to dive into the hospitality industry? This is your chance! One of the most updated and vibrant tavern/restaurants in Jo Daviess County is now available—a true "turnkey" business opportunity. With a solid reputation and loyal customer base, this establishment is ready for you to step in and start running from day one. Prime Location: Nestled perfectly between Apple Canyon Lake and The Galena Territory, this bar and restaurant is a magnet for both full-time residents, weekenders, and tourists. Plus, it's just a stone's throw from the Wisconsin border, bringing in even more clientele from across state lines. Stunning Main Level: Walk into a fully remodeled space where every detail shines. The main level features beautiful hardwood floors, exposed brick walls, and a custom-built bar that's the heart of the venue. The kitchen is equipped with newer appliances, including 2 deep fryers, 2 pizza ovens, a 4-foot flat grill, a walk-in cooler and freezer, a prep cooler, and a 3-compartment sink. Behind the bar, there are 2 beer coolers, with 4 additional freezers and ice machine located downstairs. Endless Potential: The lower level offers substantial storage. Upstairs, the second floor offers the same square footage as the main level and includes office space and two outdoor balconies—perfect for hosting banquets, receptions, or private events. An additional attic space is available for creative use or further expansion. A Unique Venue: This property is more than just a business—it's a destination. Housed in a beautifully restored schoolhouse, the venue combines historic charm with modern amenities, creating an unforgettable atmosphere for guests. Whether you're looking to host events or serve as a community hub, this space is versatile and full of possibilities. Why Wait? This is a rare chance to own and operate a standout venue in a prime location, with everything in place to**

*Information is provided exclusively for consumers' personal, non-commercial use, that it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing, and that the data is deemed reliable but is not guaranteed accurate by the MLS. © 2024 NorthWest IL Alliance of REALTORS®.*

Sale Price:	Pending Date:	Sold Date:
Concessions \$ Amount:	Concession Explanation:	

Information is provided exclusively for consumers' personal, non-commercial use, that it may not be used for any purpose other than to identify prospective properties consumers may



**Danielle Cline**  
**DC Rise Real Estate**  
**MAIN: 608-630-4215**  
**dcline@dcrisere.com**

