



PROPERTY HIGHLIGHTS

***FOR SALE: REAL ESTATE &
TURNKEY BAR/GRILL BUSINESS***

Summary: The “Double-O” Saloon & Grill is a 5,800 sq. ft., fully-appointed, old-west-themed bar and grill complete with old west décor/ advertising, period lighting, decorative tin ceilings, two beautiful, custom bar-backs, private banquet, gaming and more!

Building: 5,800 Sq. Ft.— Including a 52-seat restaurant, 32-seat, fully-equipped bar, +/- 700 sq. ft. private banquet room, billiard room with seating, private gaming lounge and fully equipped commercial kitchen! FFE and inventory included!

Year Built: 2000 (Renovated 2020)

Land: Approx. 2 Acres

Utilities: City sewer, well

PIN: 12-21-252-001

Taxes: \$8,472 (2023)

Price: \$689,000

FOR SALE

REAL ESTATE &
BAR/GRILL BUSINESS

C. Shane Van Sickle

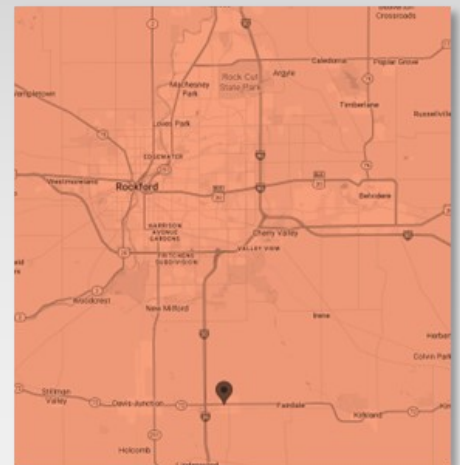
M: 815.979.0242

W: 815.639.0034, ext. 16

shane@LMCOS.com

LandMark Real Estate Group
6735 Vistagreen Way, 100
Rockford, Illinois 61107

www.LMCOS.com



PROPERTY HIGHLIGHTS

“You have to see it!”

**Beautiful turnkey
saloon, restaurant and
entertainment venue -
including all furniture,
fixtures, equipment
and inventory...**

FOR SALE!

The Bar features two large horse-shoe shaped, stained concrete tops with seating for 32. Custom oak/glass bar backs and a 10-tap beer station greet guests handsomely. Sinks, ice maker, coolers, wash stations, inventory... all included! Late nights, the entire space can be filled with sound by the Touch Tunes digital juke box and premium audio system.

The Restaurant is a picture of the old west with modern amenities offering a mix of seating arrangements, ultimately welcoming 52 guests for delicious food and drink.

The Banquet Room is a +/- 700 sq. ft. private seating area accessible directly from the parking lot or through the restaurant. The room also features direct kitchen access making it highly efficient for staff.

The Billiard Room is separate from the main dining area, offers two electronic dart machines, a coin-op billiard table, change machine and three 3-top tables.

The Gaming Lounge is completely private lounge area for slots enthusiasts. Lit and appointed specifically to embellish the sights and sounds of gaming, the small room adds big numbers to the bottom line.

The Kitchen is an almost 1,200 sq. ft. culinary “workhorse”! Featuring all the necessary equipment to support a full menu, including walk-in cooler and freezer—all laid out for efficient workflow and all included! Niceties include a private staff restroom.

The Patio is approx. 20’x60’, partially covered and ready to serve on those beautiful summer days, host live music, events and more.

The Out-Building, located at the rear of the property, is nicely designed to compliment the overall build, provides a tasteful location for refuse and is convenient for storage of maintenance equipment, etc.

PROPERTY LOCATION

The subject property fronts Route 72 (2,600 ADT) in Monroe Center, Illinois. The site is also just 1-mile from I-39, which features over 32,000 vehicles a day and where the Double-O Saloon participates in IDOT’s Business Logo Signage Program informing drivers that the business is located at the next exit.

The town of Monroe Center has a metro population of 1,200 people and is 6.5-miles from the Greater Rockford area with over 350,000 residents.





