



Number Of Units Total:	1	Sub-Type:	Business
Building Area Total:	1,270	Zoning Description:	Commercial
Building Area Source:	Assessor	Township:	Calumet
Stories:	1	Lot Size Acres:	0.13
Accessibility Features YN:	No	Lot Size Square Feet:	5,662.8
Basement YN:	No	Lot Size Source:	Assessor
Common Interest:	None	Parking Total:	20
Year Built:	1930	Waterfront YN:	No

**Public Remarks:** Bugsy's Bar has been in operation since 2007 and is now available for purchase as a fully operational, turn-key business on a 0.13-acre lot. This 1,270-square-foot establishment, with a rich history. This bar was formerly operated as Red's Keg and was originally built in 1930. Bugsy's now operates with a nostalgic Harley Davidson-themed decor. The bar spans the length of the building, offering seating for approximately 50 patrons, including 15 stools at the counter, additional seating for 20 spread throughout the facility, and 15 more on the outside patio. The outside patio has two tables and bench seating as well. Entertainment income is obtained by the Music selections, dart board, and pull tab gambling. Multiple flat-screen TVs to keep guests engaged. This is a Smoking Bar, presently serving only limited bar food, but has a small kitchen for owners who would like to expand the menu options. For comfort and convenience, the property features heating and air conditioning for year-round climate control, along with two restrooms. Outdoors, a small patio provides extra space for guests to unwind, while 20 onsite parking spaces and additional street parking ensure ample availability. This bar has a long term, hands on owner who has kept hours of operation of Noon to 8pm (sometimes later). Additional income can be generated by expanding the hours of operation. The bar can stay open until 3am. This turn-key property is ready for immediate operation—don't miss this great income opportunity!

**Private Remarks:** Contact listing agent for all showings. The listing agent will be present for showings.

**Directions:** Corner of Broadway and 45th Street.

**Cross Street:** 45th

**Latitude:** 41.536864 **Longitude:** -87.336047

**Showing Instructions:** Use Showing Time. Listing agent must approve all showings.

**Lock Box Information:** None

**Occupant Type:** Owner

Listing Contract Date:	05/09/2025	Listing Agreement:	Exclusive Right To Sell	Status Change Timestamp:	05/09/2025
Original Entry Timestamp:	05/09/2025			Original List Price:	\$205,000
Expiration Date:	05/05/2026	Seller to consider offering concessions:	Yes	List Price:	\$205,000
		Earnest Money Deposit:	\$2,500		
		Listing Terms:	Cash; Conventional		

Name	Office	Primary	Office	E-mail
LA: Rachel Port (3150) Lic #:RB14043998	Realty Executives Premier (1347) BO91300012	219-613-7520	219-462-2224	Rachel@PortHomeSales.com
CLA: Bill Port (3753) Lic #: RB14025049	Realty Executives Premier (1347) BO91300012	219-613-7527	219-462-2224	Bill@PortHomeSales.com

Auction:	No	Tax Annual Amount:	\$1,154	Parcel Number:	001254101700026
		Tax Year:	2024	Add'l Parcels:	No

<b>Appliances:</b> Dishwasher; Freezer; Gas Water Heater; Microwave; Range; Range Hood; Refrigerator; Water Heater; Other	<b>Interior Features:</b> Wet Bar
<b>Building Features:</b> Building Dimensions: Approximately 60' x 22'; Clear Ceiling Height: 10 feet; Patio; Public Restrooms	<b>Lot Features:</b> Corner Lot; Paved
<b>Construction Materials:</b> Brick	<b>Owner Pays:</b> Cable TV; Electricity; Exterior Maintenance; Gas; Grounds Care; HVAC Maintenance; Repairs; Security; Snow Removal; Taxes
<b>Cooling:</b> Ceiling Fan(s); Central Air	<b>Parking Features:</b> Alley Access; Asphalt; Attached; Off Street; Other
<b>Current Use:</b> Vineyard; Other	<b>Possession:</b> Close Of Escrow
<b>Electric:</b> 100 Amp Service; Circuit Breakers	<b>Possible Use:</b> Retail; Vineyard
<b>Exemption Information:</b> Exemption YN: No	<b>Rail Availability:</b> None
<b>Exterior Features:</b> None	<b>Roof:</b> Other
<b>Flooring:</b> Other	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central; Forced Air; Natural Gas	<b>Special Licenses:</b> Beer/Wine; Gambling; Liquor
	<b>Special Listing Conditions:</b> None
	<b>Tenant Pays:</b> Other
	<b>Utilities:</b> Cable Connected; Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected
	<b>View:</b> City
	<b>Water Source:</b> Public

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Ext Pic



Patio



Parking



Parking Aerial



Aerial



Interior 5



Interior 3



Interior 2



Interior 4



Interior 1



Interior 6



Interior 7



Interior 8



Interior 9



Interior 10



Interior 11



Bill's Exterior

