

Bus / Bus w/Real Est MIS #: **12201294** List Price: \$180,000 List Date: **10/31/2024** Orig List Price: Status: \$180,000 **ACTV** 6181 Area: List Dt Rec: 11/01/2024 Sold Price:

220 E 5th St , Delavan, IL 61734 Address: Directions: Continue on State Route 122.

Mkt. Time (Lst./Tot.): 8/534 Sold by:

Closed: Contract: Lease SF/Y: Off Mkt: Concessions: Mthly. Rnt. Price: Corp Limits:

Unincorporated Unincorporated: Contingency: County:

Year Built:

PIN #: 212110301002 Multi PINs: No

Tazewell

Rented Price:

Zoning Type: Commercial Real Est. Incl: Actual Zoning: COM # Stories: Yes MIRA Zoning: ОТН Unit SF: 8976 Relist: Yes Waterfront: Lease Type: Lease Exp.:

Lot Dimensions: 14810 Appx. Bldg SF: 8976 Estimated Cam/Sf: Land SF: Appx. Bsn SF: 8976 Est. Tax per SF/Y: 34 Lot Size SF: List Price Per SF: \$20.05 Sold Price Per SF: \$0

Confidentiality Agreement Reg:

Lot Size Src: Mobility Score: -

Remarks: Don't miss your chance to start your own business. 10 lane bowling alley ready for your personal touches to reopen. Lanes and mechanicals are all in working order. Come add your cosmetic touches and change the kitchen to suite your needs. Potential for a liquor license and gaming on site. Large fenced lot included ready for conversion to a patio area, or add on to the building, etc. There is a potential for TIF funds to be applied for and used come next May towards utilizing the additional space or perhaps some of the remodel etc. Don't wait. Call and schedule your private showing today!

Financial Information Type Ownership: Misc. Outside: Seating Capacity:

Frontage Acc: Sale Price Includes: Land, Building Misc. Inside:

Current Use: # Parking Spaces: 10 Air Cond.: Central Air

Potential Use: Indoor Parking: Electricity:

Outdoor Parking: Heat/Ventilation: Gas Client Needs: Parking Ratio: Client Will: Utilities To Site: Business Pays: Other Amenities: Business Name: Known Encumbrances: Other # Full Time Emp: HERS Index Score:

Part Time Emp: Green Disc: Location: Lot Size:.25-.49 Acre Business Age: Unknown Green Rating Source: Business Type: Other Green Feats: Construction: Food/Bev Type: Roof Coverings: Proprietary Info: Sale Terms: Type Ownership (Bus): Gas Supplier: < span class="value"

Possession: Closing \$addtruncate>Ameren Current Owner: Living Quarters: Electric Supplier: < span class="value"

\$addtruncate>Ameren Annual Year Source Annual Year Source Amount Amount 2024 Gross Sales: Combination Annual Rent for Real Estate: \$0 2024 Combination \$0 Cost of Goods Sold: Combination \$0 2024 Combination Inventory: \$0 2024 Gross Profit: \$0 2024 **Combination** Real Estate Taxes: \$1,011 2023 Combination Total Operating Expenses \$0 2024 Combination Gross Pavroll: \$0 2024 Combination Net Profit: \$0 2024 CO Sales Taxes: \$0 2024 Combination Adjusted Net Income: 2024 Combination

Operating Expense Includes: Earnest money to be held by title company of seller's choice Broker Private Remarks:

Internet Listing: Yes Remarks on Internet?: Broker Owned/Interest:

VOW AVM: VOW Comments/Reviews: Yes Lock Box: Other (Located at

Other)

Listing Type: Exclusive Right to Address on Internet: Yes

Where is the Buyer Agency Compensation?

Information: Othr-Call List Cont. to Show?:

Expiration Date: 04/30/2025 Agent

Showing Inst: Please contact Adam White (309)

Freedom Realty - Morton (98060) / (309) 321-8167 Broker:

Jared Litwiller (970387) on behalf of Jared Litwiller Team (T13901) / (309) 840-5983 / jared@jaredsells.com List Broker:

Adam White (970405) / (309) 210-7800 More Agent Contact Info: CoList Broker:

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Prepared By: Jared Litwiller | Freedom Realty - Morton | 11/07/2024 08:24 AM MLS #: 12201294