

FOR SALE

109 S Maple St.,
Mulberry Grove, IL
62262



TURN KEY ESTABLISHED BAR AND GRILL

BARBERMURPHY

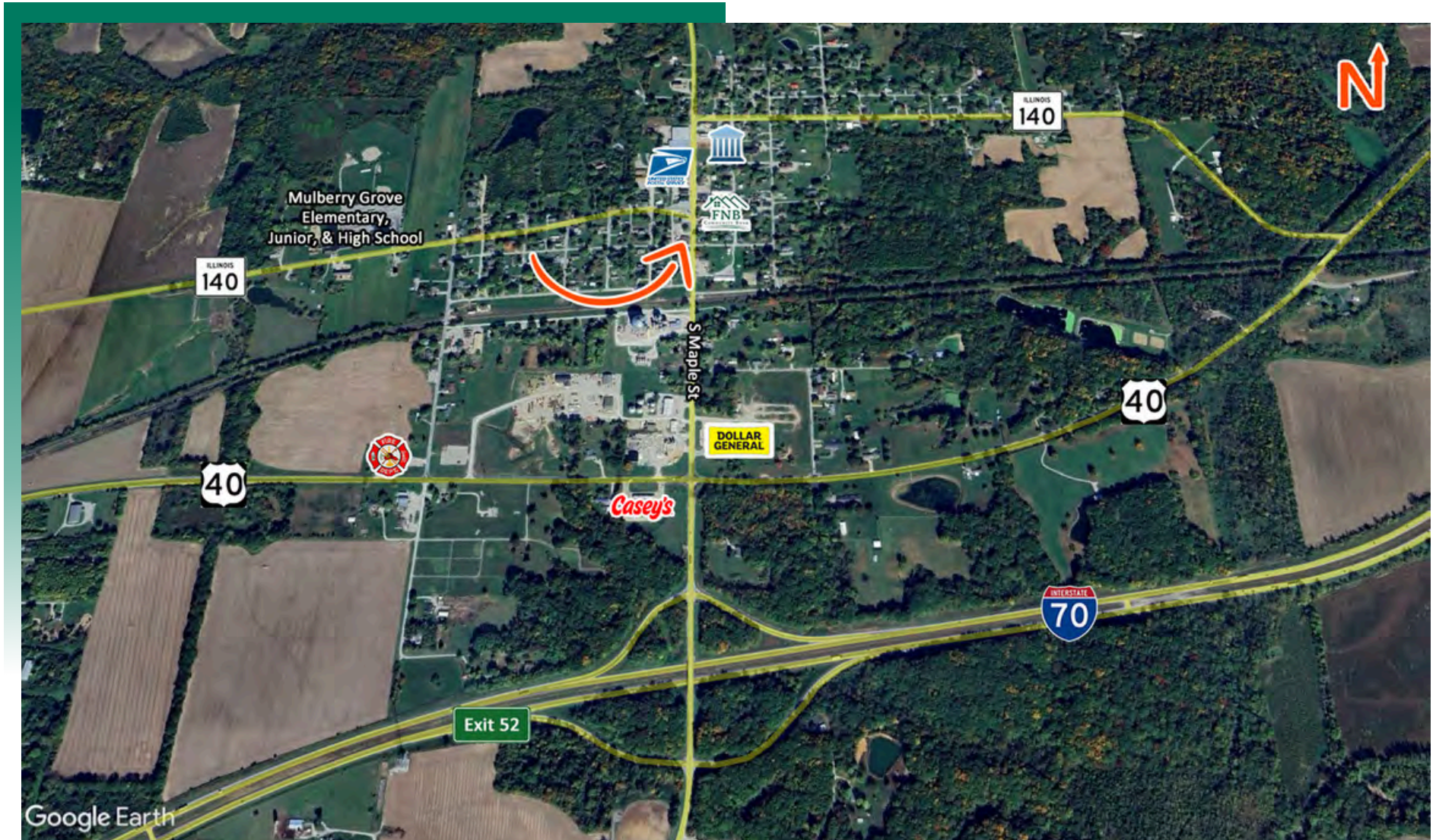
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

109 S Maple St., Mulberry Grove, IL 62262



LOCATION OVERVIEW

Located in Mulberry Grove just off of I-70. This is the only bar and grill in town. In a convenient, central location.

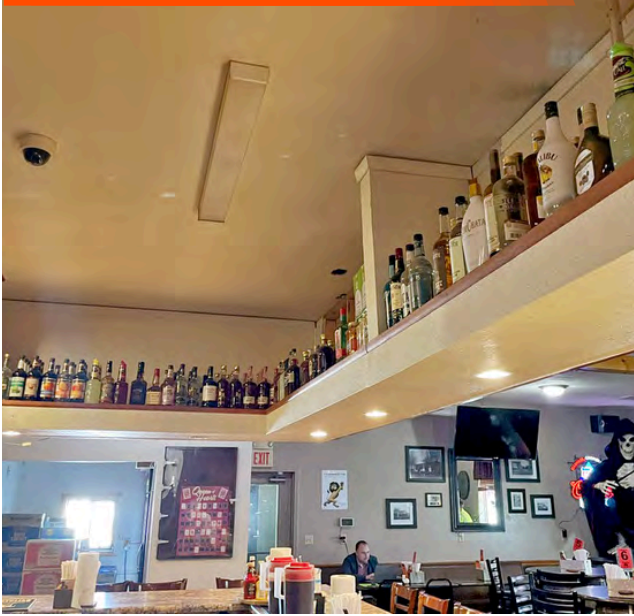
PROPERTY PHOTOS

109 S Maple St., Mulberry Grove, IL 62262

BAR SEATING



ABOVE BAR



BEHIND BAR



BAR COOLER



BAR COOLERS



DINING AREA



PROPERTY PHOTOS

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EXTERIOR



OUTDOOR PATIO



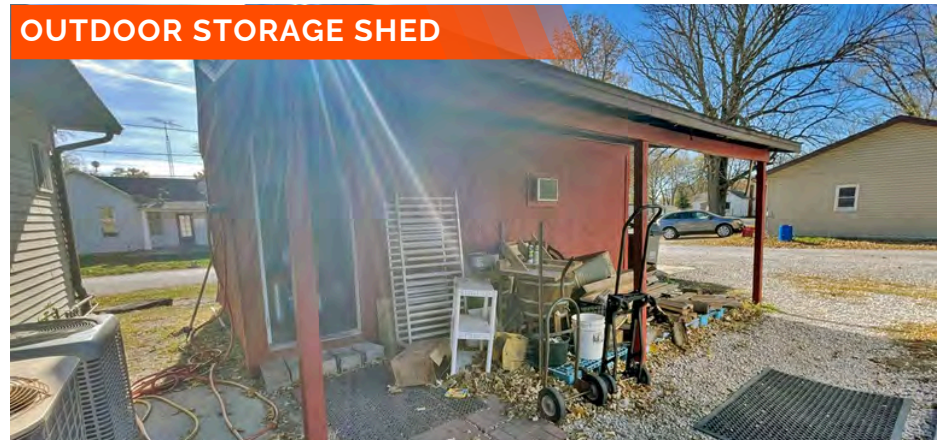
OUTDOOR WALK-IN FREEZER



GAMING ROOM



OUTDOOR STORAGE SHED



PROPERTY PHOTOS

109 S Maple St., Mulberry Grove, IL 62262

KITCHEN



KITCHEN



KITCHEN



WALK-IN FREEZER/COOLER



GRILL



EQUIPMENT LIST

109 S Maple St., Mulberry Grove, IL 62262

Kitchen

- 30 inch ice machine
- Ecolab under counter commercial dishwasher (New 2025)
- 72 inch mega pre table/cooler (New 2025)
- 3 pan stainless steel dishwashing sink
- Single pan stainless steel kitchen sink
- Mini fridge
- (x2) 54 inch double door stand up coolers
- 28 inch refrigerator/freezer combo
- 34 inch stand up freezer
- (x4) 14 inch double basket deep fryers
- Stove (24"x24"), flat top grill (36"x24"), double oven (30" each), combo unit
- (x2) Food warmer
- Toaster
- Toaster oven
- Double pizza oven
- Charbroiler 4 burner
- 18 ft grease exhaust hood
- Mop sink
- Grease interceptor (New 2026)
- Large variety of small wear & equipment: Crock pots, meat slicers, mixer, pizza pans, ladles, measuring cups, etc.
- Large outdoor wood fired smoker
- Walk in cooler/freezer combo (New in 2023 or 2024)
 - Cooler: 7'1" x 7'2"
 - Freezer: 7'1" x 11'6"
- Large outdoor storage shed

Front of House Equipment

- 54 inch standup double glass door beer cooler
- 24 inch standu single glass door beer cooler
- Bunn commercial coffee maker with 3 warmers (New 2025)
- (x2) Spot on POS terminal
- (x3) 50 inch TVs
- 48 inch under bar beer cooler
- 80 inch under bar beer cooler
- (x2) Soda guns
- Ice bin
- 4 pan bar sink
- (x6) Barrel Tables
- (x24) Tall chair for barrel tables
- (x12) Bar stools
- (x3) Square tables
- (x2) Rectangle tables]
- Long booth seat
- (x16) Short chairs

Heat & AC

- Hanging natural gas heater on patio
- (x3) AC/Furnace package units
 - One covers the kitchen
 - Two cover the front of the house
- 40 gallon hot water heater

Patio

- (x2) Round tables
- (x10) Square tables
- (x34) Chairs

J&J Gaming Owned Equipment on Site

- Pool table (New felt 2025)
- Electronic dart board (New 2025)
- (x6) Gambling machines
- ATM
- Touchtunes jukebox

Office

- Security camera & monitor (New 2025)
- Computer
- Printer
- Cash drop safe
- Large safe

OFFICE/RETAIL PROPERTY SUMMARY

109 S MAPLE ST.

LISTING # 3164

LOCATION DETAILS:

Parcel #: 03-27-36-302-034-035
County: IL - Bond
Zoning: Commercial

PROPERTY OVERVIEW:

Building SF: 2,736
Usable Sqft: 2,736
Min Divisible SF: 2,736
Retail SF: 2,736
Signage: Yes
Lot Size: 0.55 Acres
Frontage: 200
Depth: 120
Parking Spaces: 40
Parking Surface Type: Gravel

STRUCTURAL DATA:

Year Built: Unknown
Yr Renovated: 2024
Ceilings: 12'
Construction Type: Wood Frame

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$225,000
Price / SF: \$82.24

FINANCIAL INFORMATION:

Taxes: \$3,400.00
Tax Year: 2024

Property Description

Turn Key Established Bar and Grill. Rehabbed in 2024. This building contains 3 zoned heating and cooling, full kitchen, including 12' of hood, 4 - 2 basket fryers, hard top grill, stove/oven, refrigerated stainless prep table, walk in cooler/freezer, several stand up coolers and freezers, bar with reach in beer coolers, and more. There is seating for 60 inside and 30 on the enclosed patio. There is a gaming area. Seating available at the bar. The bar and grill serves breakfast, lunch, and dinner .

Showings only on Mondays before 2 and Tuesday/Wednesday before 11.



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