



COLDWELL BANKER

CLASSIC  
REAL ESTATE

**FOR SALE \$180,000**

**207 E MAIN ST  
TOLEDO, IL 62468**



#### BUILDING SIZE

1,110 SF

#### LOT SIZE

16,422 SF

#### YEAR BUILT

1919

#### ZONING

Commercial

#### TAXES

\$1,722

#### PARKING SPOTS

10

### AREA DESCRIPTION

Toledo is a village in Cumberland County, Illinois, with a population of approximately 1,161. Illinois Route 121 passes through Toledo, leading southeast 5 miles to Greenup (population 1,365) and Neoga (population 1,398) is 14 miles to the west. Traffic count along 121 is approximately 2,850. The median income for a household in Toledo is \$51,364, and the median income for a family is \$69,107.

#### PROPERTY DESCRIPTION

*An exceptional investment opportunity awaits at The Lucky Pig, one of only two establishments with licensed gambling in Toledo, IL. This well-established slot machine parlor and bar combines a welcoming atmosphere with profitable gaming facilities. The 1,110-square-foot space features a gaming room with 6 machines, a granite-topped, L-shaped bar, and cozy seating with nostalgic decor. With both the business and the building being sold together, The Lucky Pig offers a turnkey setup for a smooth transition.*

- Six Gaming Machines
- Net Terminal Income Exceeds \$300,000
- Additional Revenue from
  - Alcohol
  - Food Sales
  - ATM
  - Jukebox



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