

## Turn-Key Bar & Restaurant

602 North Main St, Columbia, Illinois 62236  
Monroe County

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### Property Description

#### Turn-Key Bar & Restaurant

4,407+/- SF Building located on Historic Main Street in Downtown Columbia, IL. 30+ Year Establishment.

Seating for over 100 plus outdoor patio and off street parking. Turn-key with all furniture, fixtures and equipment included in the sale. Illinois gaming approved location with 6 machines. 2 bars and full kitchen with walk-in cooler and freezer. Second story 2 bedroom apartment provides additional income.

**Sale Price: \$650,000**

#### Basic Details

Listing No:	982
Sale Or Lease:	For Sale
Property Type(s):	Retail, Retail - Freestanding, Restaurant/Bar
Building Size (Sqft):	4,407 Sqft.
Lot Size (Acres):	0.39 Acre(s)
Total Sqft Available:	4,407 Sqft.
Sale Price:	\$650,000

#### Property Information

Parcel No:	04-16-436-002 & 003
Zoning:	C-2 General Business District
Zoning By:	City of Columbia
Complex:	Tiny's Sports Bar
Prior Use:	Bar
Parking:	30
Parking Surface Type:	Asphalt
Property Tax:	\$11,257

Tax Year:	2019
Traffic Count:	9,000

## Structural Data

Year Built:	2003
Clearance Min:	8 ft
Clearance Max:	16 ft
Style:	Wood Frame
Exterior:	Brick
Floors:	2

## Land Measurements

Acres:	0.39 Acre(s)
Frontage:	66 ft
Depth:	165 ft