

Turn-Key Bar & Restaurant

602 North Main St., Columbia, IL 62236



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Matt Barriger
C: 618.973.5507
MattB@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Property Summary

4,407 +/- SF Turn-Key Bar and Restaurant
Freestanding
Illinois Gaming Approved (6 Machines)
All Furniture, Fixtures & Equipment Included
Off Street Parking

SALE PRICE: \$650,000



30+ Year Establishment located along Main Street in Columbia, IL
Seating for over 100 plus outdoor patio
2 bars and full kitchen with walk-in cooler and freezer
Second story 2 bedroom apartment provides additional income

IMAGES

AERIAL VIEW



Listing No: 982

Retail **Total SF Available:** 4,407 SF
Min Divisible SF: 4,407 SF

Tiny's Sports Bar and Restaurant
 602 North Main Street
 Columbia, IL 62236

SALE INFORMATION:

For Sale: Yes
Sale Price: \$650,000
Sale Price/SF: \$147.49
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

30+ Year Establishment located along Main Street in Columbia, IL. 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.

SQUARE FOOT INFO:

Building Total: 4,407 SF
Total Available: 4,407 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Retail: 4,407 SF
Min Divisible: 4,407 SF
Max Contiguous: 4,407 SF

LAND MEASUREMENTS:

Acres: 0.39
Frontage: 66 FT
Depth: 165 FT

PROPERTY INFORMATION:

Parcel No: 04-16-436-002 & 003	TIF: No	Parking: 30
County: Monroe	Enterprise Zone: No	Surface Type: Asphalt/Concrete
Zoning: C-2 General Business Dist	Survey: No	Traffic Count: 9,000
Zoning By: City of Columbia	Environmental: No	Property Tax: \$11,257.74
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Bar and Restaurant		

STRUCTURAL DATA:

Year Built: 2003	Clearance Min: 8'	Exterior: Brick/Wood Frame
Rehab Year: 2003	Clearance Max: 16'	Bay Spacing: N/A
Floors: 2	Floor Drains:	Sprinklers: Hood
Class:		

Listing Broker(s)

Matt Barriger
 Office: (618) 277-4400
 mattb@barbermurphy.com
 Cell: (618) 973-5507

