

Established Pub & Grill / Turn-key Operation

100 South Long St., Caseyville, IL 62232



BARBERMURPHY

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

John L. Eichenlaub
C: 618.570.8344
JohnE@barbermurphy.com

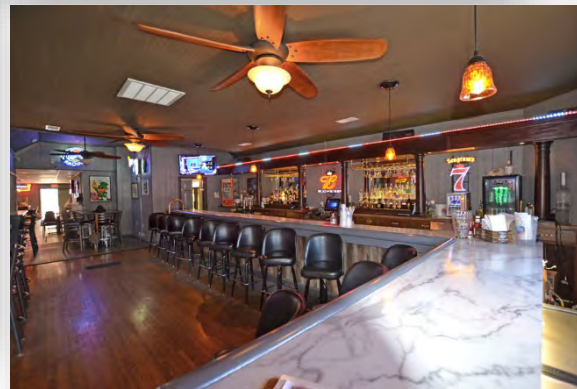




PROPERTY SUMMARY

Established Pub & Grill. Fully renovated turn-key operation. Full kitchen with 12' Ansul hood. Gaming area for 6 video slots. All FF&E Included (see attached list).

SALE PRICE: \$279,900



Equipment:

2021 -60" Double door Freezer Brand New \$3500,

42" Prep Refrigerator Brand New \$3100

2021 - 27"x34" Bar Refrigerator. Brand new \$1750

2021 - 24" glassware D/W Bought was 1yr old \$2000 (new \$4000),

2017- 80 lbs fryer Bought Brand new. \$2500

2015 - Double Baker Pride Pizza Oven Used \$1500 (new \$4500) 2015 - 3 x 72" stainless tables one with double Upper shelve w/heating element.

\$1500, 2016 - 500 lbs Ice Maker \$2500

Equipment there when we purchased 2016:

36" American Char broiler

36" American Range,

35 lbs Fryer

72" 3 door refrigerator

2018 Station POS System installed- \$12,000

Bar equipment that was there:

3 door 72" True Beer cooler

2 door 60" True beer cooler

72" - 6 tap Keg cooler

All Tables, chairs, smallware, glasses etc.

Listing No: 2410

Retail **Total SF Available:** 3,016 SF
Min Divisible SF: 3,016 SF

Woodyz Pub & Grill
 100 S Long
 Caseyville, IL

SALE INFORMATION:

For Sale: Yes
Sale Price: \$279,900
Sale Price/SF: \$92.81
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

Established pub & Grill. Business is 7yrs old. Fully renovated turnkey operation. full kitchen (equipment list available)building repairs 2011 - prior owner, Interior was gutted All new wiring, plumbing, bathroom fixture, furnace, Added 12' Ansul hood, 2014 - upgrade outside A/C to unit 3 1/2 ton \$2500, 2016 - upgrade A/C to unit to 5 ton \$3000, other 3.5 ton A/C 10 years old. 2018 - 30 year Architectural shingle roof. \$12,000, 2018 - cover deck. \$4000, 2019 - Privacy Fence between properties \$2000.Total interior remodeling Vinyl Plank flooring Paint wall / Trim All new Laminated Bar & Island \$10,000, 2021 - All NEW barstools & chairs \$5000. Gaming area for 6 video slots.

SQUARE FOOT INFO:

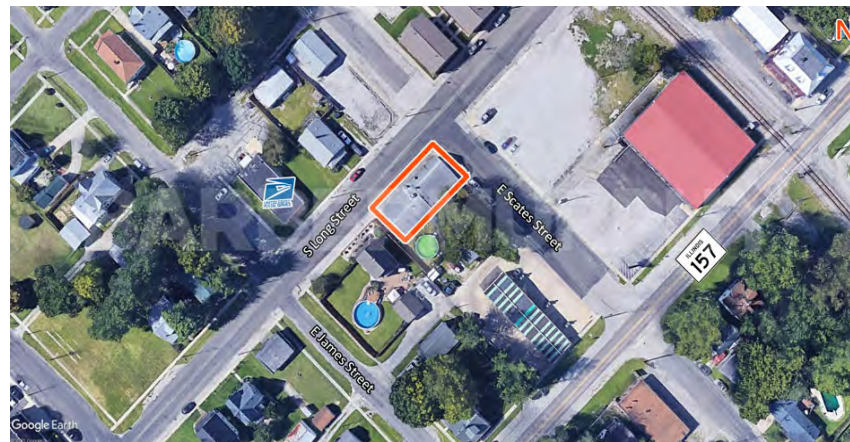
Building Total: 3,016 SF
Total Available: 3,016 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Retail: 3,016 SF
Min Divisible: 3,016 SF
Max Contiguous: 3,016 SF

LAND MEASUREMENTS:

Acres:
Frontage: 42 FT
Depth: 100 FT

PROPERTY INFORMATION:

Parcel No: 03-07.0-232-014	TIF: No	Parking: lot across the street
County: St. Clair	Enterprise Zone: No	Surface Type: Gravel
Zoning: B-1	Survey: No	Traffic Count: N/A
Zoning By: Caseyville	Environmental: No	Property Tax: \$3,720.00
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Pub & Grill		



STRUCTURAL DATA:

Year Built: 1985	Clearance Min: 9	Exterior: Wood
Rehab Year: 2021	Clearance Max: 9	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: No
Class:		

Listing Broker(s)

John L. Eichenlaub
 Office: (618) 277-4400
 johne@barbermurphy.com
 Cell: (618) 570-8344