# 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

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# **PROPERTY SUMMARY**

SUMBER

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E Scales Street

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



# IMAGES

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## EQUIPMENT LIST

### 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.

## BARBERMURPH COMMERCIAL REAL ESTATE SOLUTIONS

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Listing No:	2410		
Retail		Total SF Available:	3,016 SF
		Min Divisible SF:	3,016 SF

Office:

Retail:

Min Divisible:

Max Contiguous:

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:	

IEASE	INFOR	MATION:
LLAGL		

#### Leasing Comments:

Min Divisible SF:	3,016 SF
SQUARE FOOT INFO:	
Building Total:	3,016 SF
Total Available:	3,016 SF
Direct Lease:	0 SF
Sublease:	0 SF

LAND MEASUREMENTS:

Acres: 42 FT Frontage: 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				

#### **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.

No

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

0 SF

3,016 SF

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