

FOR SALE

109 S Maple St.,
Mulberry Grove, IL
62262



TURN KEY ESTABLISHED BAR AND GRILL

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

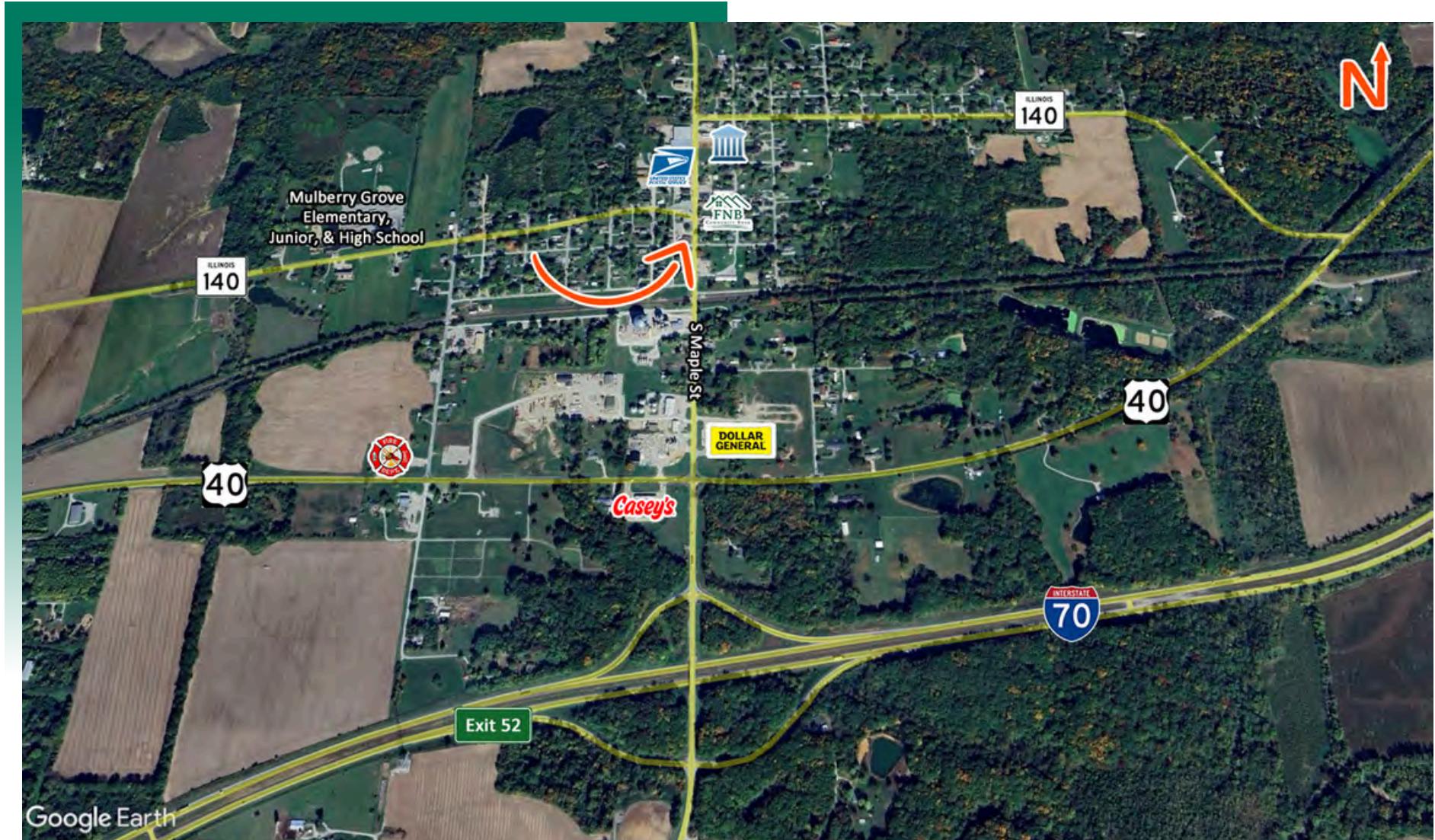
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

109 S Maple St., Mulberry Grove, IL 62262



LOCATION OVERVIEW

Located in Mulberry Grove just off of I-70. This is the only bar and grill in town. In a convenient, central location.

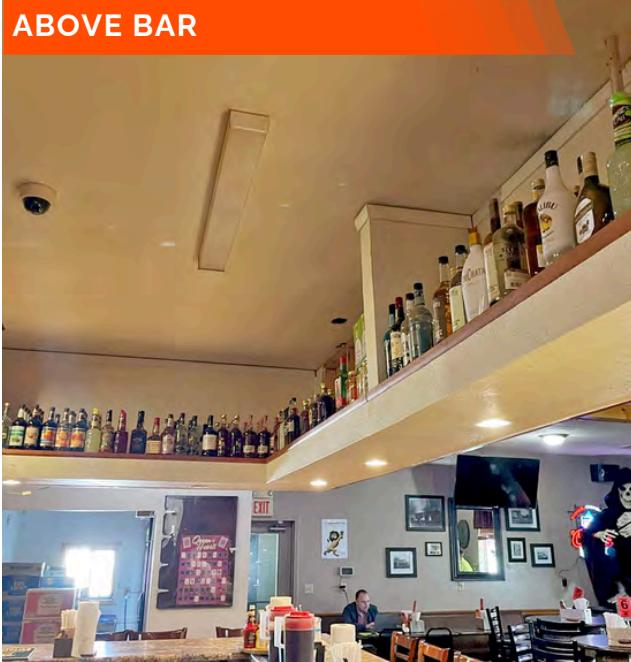
PROPERTY PHOTOS

109 S Maple St., Mulberry Grove, IL 62262

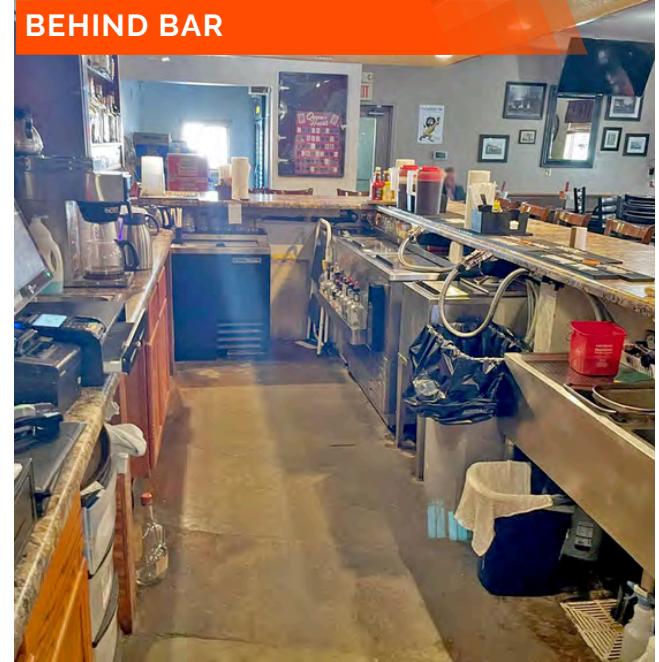
BAR SEATING



ABOVE BAR



BEHIND BAR



BAR COOLER



BAR COOLERS



DINING AREA



PROPERTY PHOTOS

109 S Maple St., Mulberry Grove, IL 62262

EXTERIOR



OUTDOOR PATIO



OUTDOOR WALK-IN FREEZER



GAMING ROOM



OUTDOOR STORAGE SHED



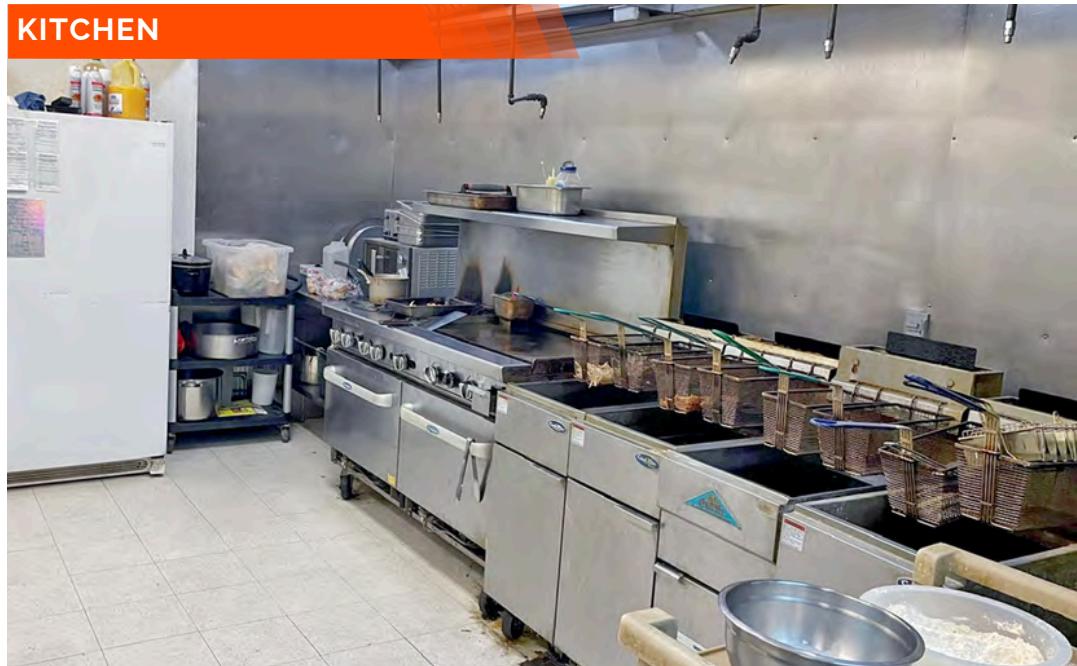
PROPERTY PHOTOS

109 S Maple St., Mulberry Grove, IL 62262

KITCHEN



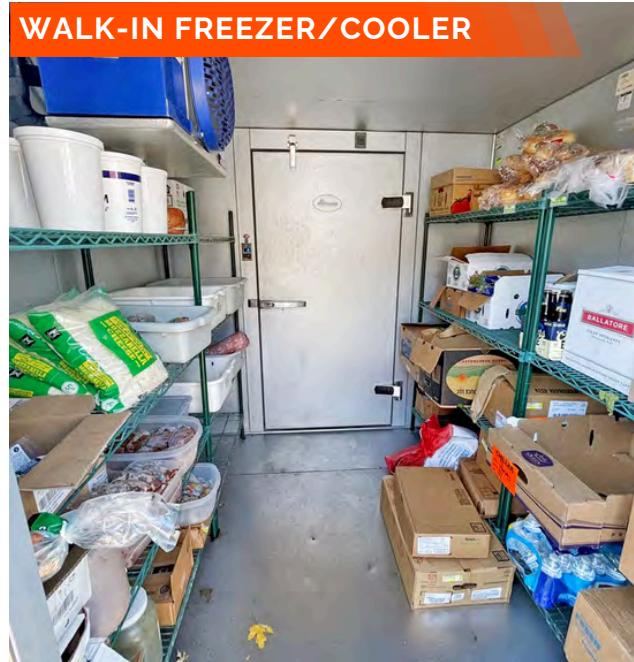
KITCHEN



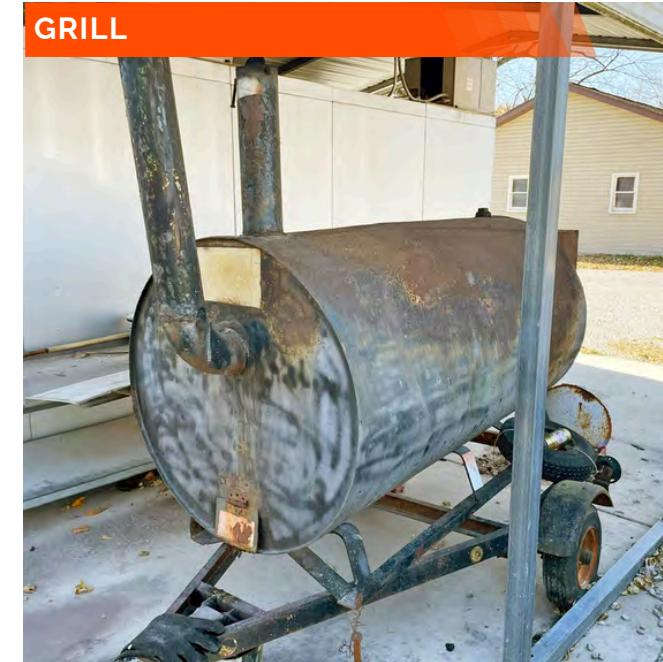
KITCHEN



WALK-IN FREEZER/COOLER



GRILL



OFFICE/RETAIL PROPERTY SUMMARY

109 S MAPLE ST.

LISTING # 3164

LOCATION DETAILS:

Parcel #: 03-27-36-302-034-035
County: IL - Bond
Zoning: Commercial



PROPERTY OVERVIEW:

Building SF: 2,736
Usable Sqft: 2,736
Min Divisible SF: 2,736
Retail SF: 2,736
Signage: Yes
Lot Size: 0.55 Acres
Frontage: 200
Depth: 120
Parking Spaces: 40
Parking Surface Type: Gravel

SALE INFORMATION:

Sale Price: \$225,000
Price / SF: \$82.24

FINANCIAL INFORMATION:

Taxes: \$3,400.00
Tax Year: 2024

Property Description

Turn Key Established Bar and Grill. Rehabbed in 2024. This building contains 3 zoned heating and cooling, full kitchen, including 12' of hood, 4 - 2 basket fryers, hard top grill, stove/oven, refrigerated stainless prep table, walk in cooler/freezer, several stand up coolers and freezers, bar with reach in beer coolers, and more. There is seating for 60 inside and 30 on the enclosed patio. There is a gaming area. Seating available at the bar. The bar and grill serves breakfast, lunch, and dinner.

Showings only on Mondays before 2 and Tuesday/Wednesday before 11.

STRUCTURAL DATA:

Year Built: Unknown
Yr Renovated: 2024
Ceilings: 12'
Construction Type: Wood Frame

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No

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