



**Bus / Bus w/Real Est**

Status: **ACTV**      MLS #: **07433511**      List Price: **\$274,900**  
 Area: **1356**      List Date: **02/03/2010**      Orig List Price: **\$274,900**  
 List Dt Rec: **02/04/2010**      Sold Price:  
 Address: **809 N Main St , Princeton, Illinois 61356**  
 Directions: **From I-80 South on Rt. 26 (N. Main) to property (on left)**  
 List. Mkt Time: **470**      Rented Price:  
 Closed:      Contract:      Lease SF/Y: **\$0**  
 Off Mkt:      Points:      Mthly. Rnt. Price:  
 Corp Limits:      Unincorporated: **No**      Contingency:  
 Coordinates: **N: S: E: W:**      Subdivision:      County: **Bureau**  
 Year Built:           PIN #: **1609335003**  
 Zoning Type: **Commercial**      Multi PINs: **No**  
 Actual Zoning: **B-2**      # Stories: **2**      Real Est. Incl:  
 Waterfront: **No**      Lease Type: **N/A**      Lease Exp.:  
 Lot Dimensions: **60X130/82X75**      Appx. Bldg SF: **7093**      Estimated Cam/Sf:  
 Land SF: **13950**      Appx. Bsn SF: **6000**      Est. Tax per SF/Y:

Remarks: **Turn key operation. Commercial property includes restaurant with banquet room, 2 apartments, parking lot & building. List price includes all real estate plus current business & equipment. Seller will consider selling real estate only (list price \$224,500). Additional information & equipment list available. Confidentiality Agreement required for financials.**

**Financial Information**

Type Ownership: **Sole Proprietor**  
 Frontage Acc: **City Street, State Road**  
 Current Use: **Commercial**  
 Potential Use: **Commercial, Liquor License, Retail**  
 Client Needs: **Cash, Cash and Paper**  
 Client Will: **Tenant Improvement Allowance**  
 Amenities: **Lighting/Exterior**  
 Known Encumbrances: **None Known**  
 Location: **Central Business District**  
 Lot Size: **Less Than .25 Acre**  
 Construction:  
 Roof Coverings:

Misc. Outside: **Handicapped Access, Patio/Outdoor Seating**  
 Misc. Inside: **Handicapped Access, Public Restroom/s, Storage Inside**  
 # Parking Spaces: **20**  
 Indoor Parking:  
 Outdoor Parking: **19-30 Spaces, Private Lot**  
 Business Name:  
 # Full Time Emp:  
 # Part Time Emp: **14**  
 Business Age: **11+ Years**  
 Business Type: **Restaurant**  
 Food/Bev Type: **Restaurant**  
 Type Ownership (Bus): **Sole Proprietor**  
 Current Owner:  
 Living Quarters: **Available**

Seating Capacity: **100+**  
 Sale Price Includes: **Land, Building, Business, Equipment, Owner Will Train**  
 Air Cond.: **Central Air**  
 Electricity:  
 Heat/Ventilation: **Forced Air, Gas**  
 Utilities To Site: **Water-Municipal**  
 Business Pays: **Air Conditioning, Electric, Heat, Real Property Taxes, Insurance, Repairs & Maintenance, Water/Sewer**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Proprietary Info: **Closing**  
 Sale Terms: **Closing**  
 Possession: **Closing**

	<u>Annual Amount</u>	<u>Year</u>	<u>Source</u>		<u>Annual Amount</u>	<u>Year</u>	<u>Source</u>
Gross Sales:	0	2009	Actual	Annual Rent for Real Estate:	0	2009	Actual
Cost of Goods Sold:	0	2009	Actual	Inventory:	0	2009	Actual
Gross Profit:	0	2009	Actual	Real Estate Taxes:	\$3,289.42	2008	Actual
Total Operating Expenses:	0	2009	Actual	Gross Payroll:	0	2009	Actual
Net Profit:	0	2009	Actual	Sales Taxes:	0	2009	Actual
Adjusted Net Income:	0	2009	Actual				

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MLS #: 07433511

Prepared By: Madeline Fuller | The Property Merchants Co. | 05/18/2011 01:34 PM



