



MARQUETTE PROPERTIES, INC.

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RESTAURANT FOR SALE

The Sandlot Sports Bar – Seneca, IL

Capacity: 140 total Indoor/Outdoor seats

Location: 301 N. Main St. Seneca, IL. 61360

Price: \$429,000

Taxes: \$6, 804.42 (2016)

Comments: Beautifully remodeled restaurant/pub on Main street in Seneca. Full kitchen (equipment sold separately), full bar, outdoor patio, and dining room. Great spot for corporate functions and holiday parties. Viable working business owner is retiring. Rental income from the renovated apartment upstairs.



519 Franklin St. Suite 102
Morris, IL 60450

www.MARQUETTEPROPERTIES.com



Retail/Stores

MLS #: **09672522** List Price: **\$429,000**
 Status: **NEW** List Date: **06/27/2017** Orig List Price: **\$429,000**
 Area: **360** List Dt Rec: **06/27/2017** Sold Price:
 Address: **301 N Main St , Seneca, Illinois 61360**
 Directions: **I-80 to Seneca Rd., West on 30th, South on 29th to Main St. Property on the right.**
 Sold by: List. Mkt Time: **1** Rented Price:
 Closed Date: Contract: Lease Price SF/Y:
 Off Mkt Date: Concessions: Mthly. Rnt. Price:
 Township: Unincorporated: CTGF:
 Coordinates: Subdivision: County: **La Salle**
 Year Built: **0000** PIN #: **2423406034**
 Zoning Type: **Commercial** Multiple PINs: **No**
 Actual Zoning: **B1** Min Rentbl. SF: **0**
 Subtype: **Restaurant** Max Rentbl. SF: **0**
 Lot Dimensions: **49X102X127X99**
 Apx. Tot. Bldg SF: **4370** # Stories: **2**
 Land Sq Ft: **6396** Gross Rentbl. Area:
 Net Rentable Area: # Tenants:
 Estimated Cam/Sf: # Units:
 Lease Type:
 Est Tax per SF/Y:

Remarks: **Beautifully remodeled restaurant and pub located downtown Seneca. Full kitchen (equipment sold separately), full bar, outdoor patio, and dining room. Great spot for corporate functions and holiday parties. Viable working business owner is retiring. Rental income from the renovated apartment upstairs.**

Approximate Age: 1-6 Years	Construction:	Air Conditioning: Central Air
Type Ownership:	Exterior:	Electricity: Circuit Breakers
Frontage Acc:	Foundation:	Heat/Ventilation: Forced Air, Gas
Current Use: Commercial	Roof Structure:	Fire Protection: Sprinklers-Wet
Potential Use:	Roof Coverings:	Water Drainage:
Known Encumbrances: None Known	Docks:	Utilities To Site:
Client Needs:	Misc. Outside: Handicapped Access, Patio	Tenant Pays: Other
Client Will:	# Parking Spaces: 0	HERS Index Score:
Location: Mixed Use Area	Indoor Parking:	Green Disc:
Geographic Locale: Southwest Suburban	Outdoor Parking:	Green Rating Source:
# Drive in Doors: 0	Extra Storage Space Available:	Green Feats:
# Trailer Docks: 0	Misc. Inside:	Backup Info:
Ceiling Height:	Floor Finish:	Sale Terms:
		Possession: Closing

Financial Information

Gross Rental Income/Month: \$0	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: \$0	Total Income/Month:	Total Income/Annual: \$0
Real Estate Taxes: \$6,804.42	Net Operating Income Year: 2017	Cap Rate:
Tax Year: 2016	Total Annual Expenses: \$0	Expense Year:
	Expense Source:	Loss Factor:

Agent Remarks: **Do not disrupt business. Call listing agent for information.**

Internet Listing: Yes	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 2.5% (-\$250) (on Gross SP)	Other Compensation:	Call for Rent Roll Info:
Information: Show-Call Listing Office	Cont. to Show?:	Expiration Date: 03/31/2018
Broker: Marquette Properties, Inc (79948)	Ph #: (815) 941-0207	Team:
List Agent: Michael Fleming (700103)	Ph #: (815) 347-5151	Agent Addn'l Info:
Email: tuaminc@yahoo.com	Agent Alt Ph #:	
Co-lister: Peter Fleming (702641)	Ph #: (773) 882-6286	

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MLS #: 09672522

Prepared By: Michael Fleming | Marquette Properties, Inc | 06/27/2017 11:35 AM