

FOR SALE



## Multi-Functional Business Opportunity

1708 SE 3<sup>rd</sup> Street, Aledo, IL 61231

TheHawkeyeGroup.com



### Property Features

- **Sale Price: \$280,000**
- Total Building SF: 15,997 SF
- Lot Size: 99,317 SF (2.28 acres)
- Located directly on Route 17, the main street through town, almost at the corner of Route 94
- Zoned: B-2 (Business District)
- Business & Building include:
  - 10 lane bowling alley with new carpet, updated scoring, all shoes, balls, & equipment
  - Separate 15 stool bar room with multiple tables - New owner will need new liquor license
  - Additional Bar FF&E: pool table, dart board, and video games that are owned by the video servicing company but would split profits 50/50 if buyer continues service
  - Restaurant space seats 125 with tables, chairs, settings included. Only attached equipment will stay with the restaurant with option to lease additional equipment on site

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