

FOR SALE



## Multi-Functional Business Opportunity

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

[TheHawkeyeGroup.com](http://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



**David Gellerman** | 563.505.6254

[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)

**Jim Tansey, CCIM** | 563.349.3030

[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)

**Shawn Stuenkel** | 309.368.3419

[sstuenkel@TheHawkeyeGroup.com](mailto:ssstuenkel@TheHawkeyeGroup.com)



1850 E. 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS

Revised 2/19/2020

# Multi-Functional Business Opportunity

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

TheHawkeyeGroup.com



**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)

**Jim Tansey, CCIM** | 563.349.3030  
[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)

**Shawn Stuenkel** | 309.368.3419  
[ssstuenkel@TheHawkeyeGroup.com](mailto:ssstuenkel@TheHawkeyeGroup.com)



**HAWKEYE**  
COMMERCIAL REAL ESTATE

1850 E. 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS