

FOR SALE



Multi-Functional Business Opportunity

1708 SE 3rd 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



David Gellerman | 563.505.6254

dgellerman@TheHawkeyeGroup.com

Jim Tansey, CCIM | 563.349.3030

jtansey@TheHawkeyeGroup.com

Shawn Stuenkel | 309.368.3419

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



1850 E. 53rd Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

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