

FOR SALE or LEASE

Restaurant / Bar (with living quarters) Former Time Out Sports Bar & Grill

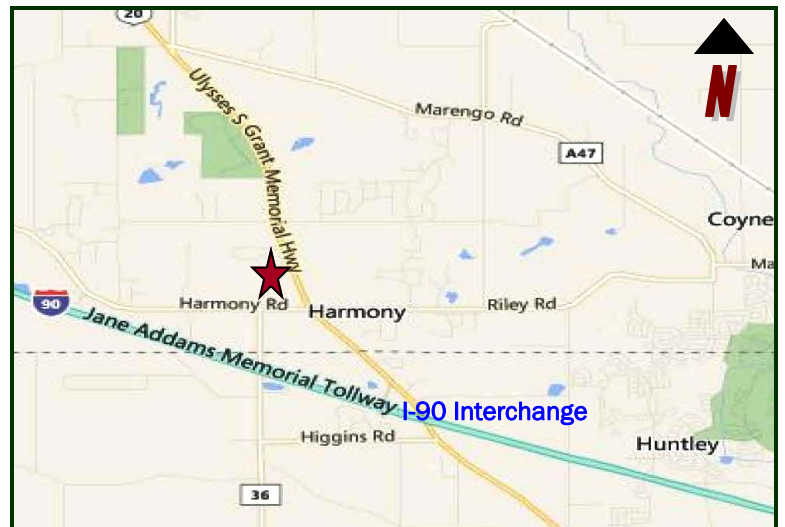
Former sports bar/restaurant (Time Out) that had 5 video gaming machines until it closed. 9,628 SF restaurant with large and small dining rooms, 2,500 SF bar with 7 TV's and a separate game room. Situated on 4.89 acres with outdoor service bar, picnic tables and 2 lighted volleyball courts. Full kitchen with 2 hoods, walk in cooler and freezer. Pizza ovens, fryers, ovens, grease traps and more. (see list of FF&E). Living quarters include 1 or 2 bedroom, 1 bath apartment. Huge paved parking lot with monument signage. Located north of the I-90 interchange. Owner retired. Private sewage treatment plant with one acre for leach field. Asset sale only. No books or records available. Mammoth opportunity for experienced operator. Owner will finance with decent down or lease with option to buy. See photos and layout. Visit Premier Commercial Realty website to view all our listings.



PRICE REDUCED



MLS: 09952896



Directions: Just North of Intersection of Route 20 and Harmony Road. (North of I-90 Interchange).

PIN: 17-34-100-025

May 21, 2018

PROPERTY SPECIFICATIONS

Description:	Restaurant/Bar/Living Qtrs.
Building Size:	9,628 SF
Land Size:	4.89 Acres
Year Built:	1960 - Remodeled
Years in Business:	CLOSED
Parking:	55,000 SF Paved Lot
Reason to Sell:	Retirement
Sewer: Septic	Water: Well
Real Estate Taxes:	\$15,929.90 (2017)
Lease Price:	\$8,000/mo. Gross (\$9.97 psf)
Sale Price:	\$1,100,000 \$775,000
Property for Sale:	Included in Sale Price

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

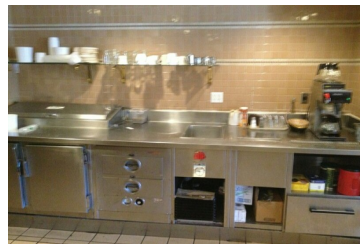
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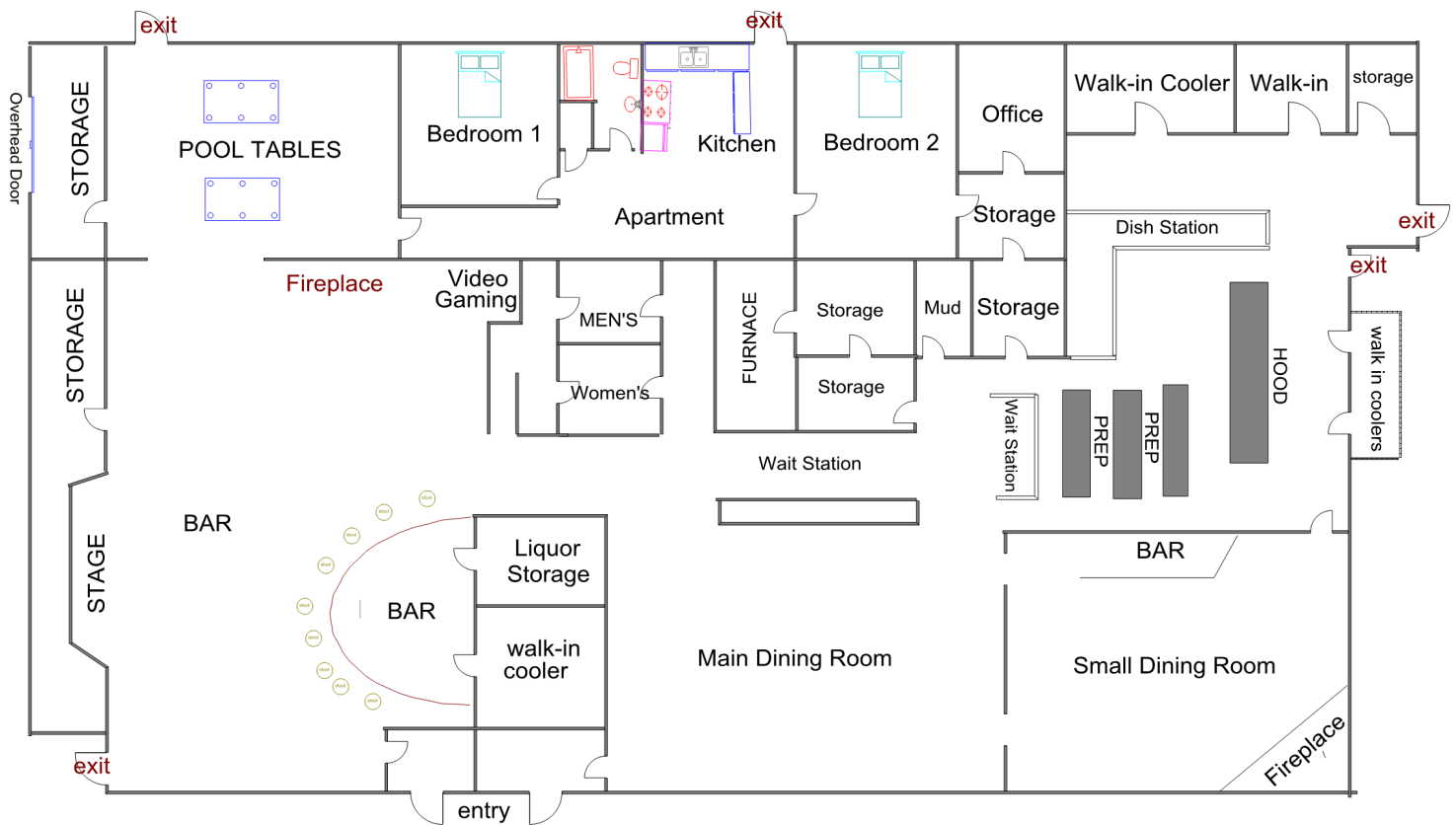
11419 S. Grant Highway (Route 20)
Former Time Out Sports Grill
Marengo, IL 60152



See attached list of furniture, fixtures and equipment

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Time Out Sports Bar & Grill

List of Furniture, Fixtures & Equipment

11419 S. Grant Hwy., Marengo, IL

5/21/18

Small Dining Room

- 7 4-Top Tables
- 4 2-Top Tables
- 37 Chairs
- 1 High Chair
- 1 Stainless Steel Salad Bar w/Refrigerator
- Bread Heater w/Sink (Wells MGF-Model SS-202)
- 1 Perlick Stainless Steel Draft Box – 3 Tappers – w/Reach-in
- 2 Stainless Steel Ice Bins
- 1 Stainless Steel Drain Board
- 1 Royal – Cash Register – 601SC
- 1 Wood Glass Holder
- 1 Ceiling Fan

Large Dining Room

- 10 4-Seat Booths
- 3 2-Seat Booths
- 4 4-Top Tables
- 2 5-Top Round Tables
- 26 Chairs
- 3 Ceiling Fans
- 1 Aldelo POS System (5 Terminals)(2 Cash Registers)
- 1 Small Display Case
- 1 Able Alarm System
- 4 ATT Phones

Waitress Station

- 1 Delfeld 2-Door Pie Case
- 1 Lancer Pop Dispenser
- 1 Hand Sink
- 1 Stainless Steel Nelson Ice Cream Freezer w/Toppings Dispenser
- 1 Stainless Steel Shelving
- 1 3 Burner Bunn Coffee Maker (rented)
- 1 Stainless Steel Salad Bar w/Bread Warmer & Refrigerator

Kitchen

- 1 Hand Sink
 - 1 Stainless Steel 6' Table w/Shelves
 - 1 Stainless Steel 8' Table w/Shelves
 - 1 Stainless Steel 6' Table w/Built-in Sink & Shelves
 - 4 Wire Shelves
 - 1 Cold Tech Stainless Steel Cooler
 - 1 Microwave Oven
 - 1 Beverage Air Stainless Steel Refrigerated Work Table (**NEW**)
 - 1 Stainless Steel 6' Steam Table
 - 2 Nemco Heat Lamps
 - 1 Sunfire 6-Burner Oven
 - 1 Southbend Broiler/Oven
 - 1 Southbend Grill Top
 - 4 Fryers
 - 1 16' Hood w/Ansul System
 - 1 Dishwasher ADS (owned)
 - 1 3 Compartment Sink
 - 1 Grease Trap
 - 1 6' Hood w/Ansul
 - 1 Southbend 4-Burner Stove
 - 1 Glenco Star Reach-in Cooler
 - 1 4' 4-Shelf Wire Shelf
 - 1 Stainless Steel Table
 - 1 Stainless Steel 6' Work Table
 - 1 Globe Meat Slicer (stays if sold)
 - 1 60 Quart Blakeslee Dough Mixer
 - 1 Stainless Steel 8' Work Table w/Sink
 - 2 Coolers, Not Working, Used for Tables/Storage
 - 1 Anets Dough Roller
 - 2 Blodgett Pizza Ovens
 - 1 6' Pizza Work Table
 - 1 10x15 Crown Walk-in Freezer
 - 1 10x10 Crown Walk-in Cooler
 - 1 3' Stainless Steel Work Table
 - 1 Wire Shelf
- Assorted Pots, Pans, Dishes, Silverware, Glassware

Bar Area

- 10 High Top Square Tables
- 5 High Top Round Tables
- 64 Stools
- 1 6-Seat Table w/Chairs
- 1 4-Seat Table
- 2 6-Top Round Tables w/Chairs

Bar Area Continued

- 7 TV's (Bar & Dining Room)
- 16 Bar Stools
- Bar – Walk-in Cooler
- 1 8' Beverage Air – Beer Cooler
- 1 3 Compartment Sink w/Ice Bin
- 1 Hand Sink
- 3 Portable Ice Bins
- 2 Pop Dispensers
- 6 Beer Tapper

Liquor Room

- Berg Ice Machine (**NEW**)
- 1 CD Player
- 1 Plastic Shelf (5-Level)
- 3 Couches
- 3 Ceiling Fans

Game Room

- 2 Pool Tables (**Not Owned**)

Outdoor Bar

- 2 Tapper Draft Box
- 2 2-Door Reach-in Coolers
- 6 Picnic Tables
- 22 Stools

Apartment

- Washer/Dryer
- Refrigerator
- Stove – Electric
- Daybed/Couch