

FOR SALE

Tavern with Living Quarters And Video Gaming

Washington Street Station. Popular frame constructed tavern with full kitchen. 2 story 1,534 SF (3 bedroom, 2 bath) living quarters. Outside fenced bar with sand volleyball, bags and horseshoes in unincorporated McHenry County. Dining room seats 34 with a 13 stool bar. 5 video games generate an average of \$3300/mo. Full basement has walk-in beer cooler and grease trap. Being sold as an asset sale with no books and records. Apartment is leased mo/ mo at \$900/mo. See photos, layout and list of FF&E.



PROPERTY SPECIFICATIONS	
Description:	Tavern w/ Living quarters
Building Size:	3,782 SF
Year Built:	Unknown est. 1940's / remodeled
Land Size:	1.48 Acre
Years in Business:	10 years current owner
Parking:	26 (approx.)
Business Hours:	Tuesday - Sunday
# of Employees:	Full Time: 1 Part Time: 3
Reason to Sell:	Partnership Dissolved
Sewer: Septic	Water: Well
Real Estate Taxes:	\$10,309 (006) \$94.92 (031)
Gross Sales:	N/A
Zoning:	B2 / A1
Sale Price:	\$399,000

LoopNet: 20064723

MLS: 09386250

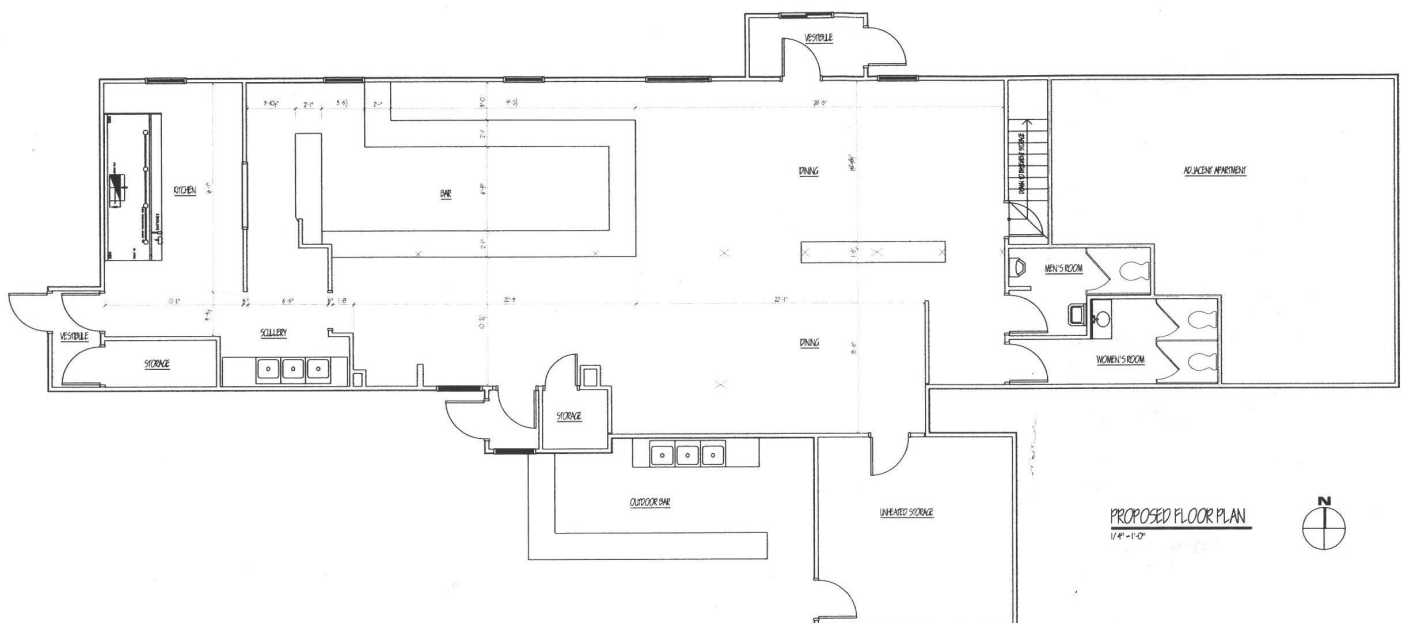


Directions: Route 14 to Washington Street. SE on Washington about 1/4 mile to Tavern.

PIN: 07-36-100-006 & 031

November 17, 2016

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.



FFE list for Washington St. Station

In Basement:

- 1 walk-in beer cooler(W/beer tapping system)
- 1 walk-in food cooler
- 1 chest freezer
- 1 grease trap
- 1 water heater

In Kitchen:

- 2 fryers
- 1 flat grill
- 1 regular grill
- 1 stove with 4 burners
- 11' hood w/ heater and blower and ansul system
- 1 prep cooler/counter(double wide)
- 1 stainless steel prep table
- 1 steam table
- 3 Compartment Sink
- 1 Refrigerator
- Misc. dishes and cooking utensils

In Bar:

- 2 Beer Coolers(1 reach in and 1 shelf)
- 2 Ice Bins
- 3 Compartment Sink
- 1 handwashing sink
- 1 tapper
- 2 small TV's
- 11 tables and 60 chairs
- 14 stools

Outside:

- 1 Beer cooler
- 1 fridge
- 3 compartment sink
- 1 TV

Apartment:

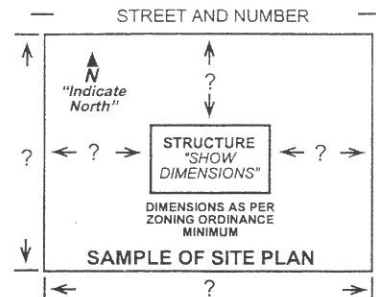
- Refrigerator and stove

Excluded:

Pool table & juke box, chest freezer in basement, Blackhawk goal light, collector's tapper outside.

SITE PLAN

- Parcel stakes *must* be visible
- Show *all* structures existing on parcel at present time (incl. well & septic)
- Note if your facility is *existing* or *proposed*
- Note parcel size and building location
- Indicate *north* direction
- Indicate *all* adjacent roads/streets (both improved & unimproved)



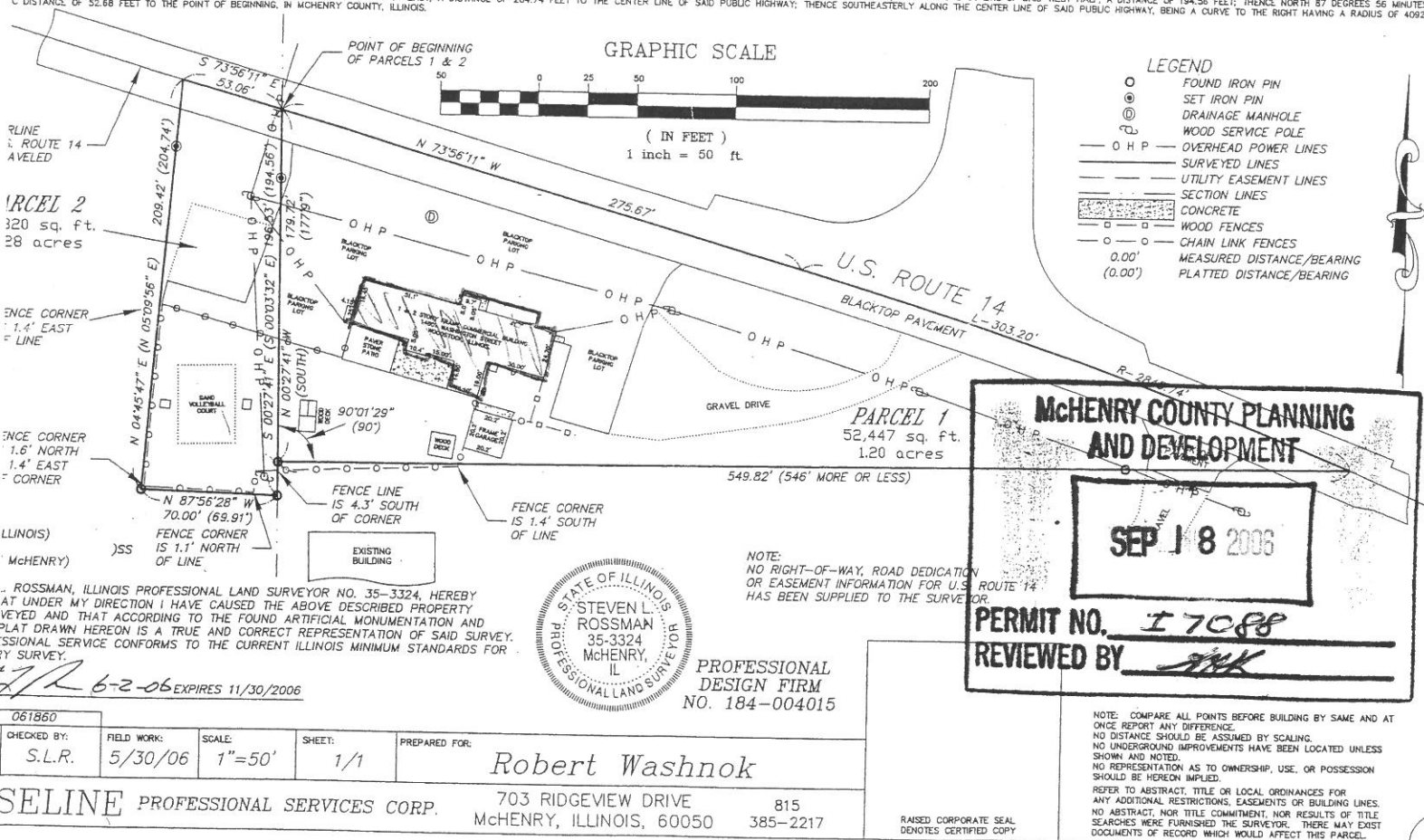
ALL SETBACKS ARE MEASURED FROM THE OVERHANG TO THE PROPERTY LINE!

SKETCH YOUR SITE PLAN BELOW - SUPPLY COMPLETE INFORMATION
LOCATE BUILDINGS ON PARCEL BY DIMENSIONS TO PARCEL LINES - NOTE ABOVE SKETCH

PLAT OF SURVEY OF PROPERTY DESCRIBED AS

PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF THE PUBLIC HIGHWAY KNOWN AS UNITED STATES ROUTE 14, AT ITS INTERSECTION WITH THE AFORESAID EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 36, AND RUNNING THENCE SOUTH ON AND ALONG THE WEST LINE OF THE AFORESAID EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 177 FEET AND 9 INCHES; A LINE PERPENDICULAR TO THE SAID EAST MENTIONED LINE, FOR A DISTANCE OF 546 FEET, MORE OR LESS, TO THE CENTER LINE OF THE AFORESAID PUBLIC HIGHWAY; THENCE NORTHWESTERLY ON AND ALONG THE CENTER LINE OF THE AFORESAID PUBLIC HIGHWAY TO THE PLACE OF BEGINNING, IN MC HENRY COUNTY, ILLINOIS.

PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF THE PUBLIC HIGHWAY KNOWN AS UNITED STATES ROUTE NO. 14, AT ITS INTERSECTION WITH THE AFORESAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST (BEARING ASSUMED) ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 194.56 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 28 SECONDS EAST, A DISTANCE OF 204.74 FEET TO THE CENTER LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID PUBLIC HIGHWAY, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 4092.70 FEET, A DISTANCE OF 52.68 FEET TO THE POINT OF BEGINNING, IN MC HENRY COUNTY, ILLINOIS.



NOTE: FRAUDULANT MISREPRESENTATIONS ON THE SITE PLAN MAY RESULT IN FORFEITURE OF ANY PERMIT ISSUED BY MC HENRY COUNTY PURSUANT TO A REVIEW OF THE APPLICATION.

NO INSPECTIONS UNTIL CULVERT IS INSTALLED AND ACCESS TO SITE IS AVAILABLE

P.I.N. 07-36-100-006 PERMIT # I 7088 DATE ISSUED 9-18-06

LOT/S # BLOCK # SUBDIVISION UNIT #

ADDRESS 14801 WASHINGTON ST. WOODSTOCK