

Real Estate Auction

Located at: #729 Chestnut St. Ottawa, IL

Directions: Exit I-80 at the Rt. 23 Exit (Exit #90) & go South Approx. 2-1/4 Miles to Downtown Ottawa, then 5 blocks West on Jefferson St. (corner of Chestnut and Jefferson streets)

Saturday, November 14, 2015 at 10:00 AM

See photos @ www.bradleyauctionsinc.com

Restaurant/Bar/Bowling Alley Former Carretto's Bar and Bowl



A turnkey Business | Sells with all equipment and fixtures & 2 extra lots | 3-upstairs rental apartments

Building Info:

A 2 story Building (approx 14,400 total gross Sq. Ft.) with:

- Large Bar room W/ Lg. Oval Shaped Bar & 35 Padded Bar Stools, 2 Flatscreen TV's, Ice Machine, Draft Beer System and 2 Coolers
- Dining Room W/ 10 Tables W/ 34 Chairs & 7 Lg. Booths W/ Tables
- 6 - Lane Bowling alley (functional) W/ all equipment and accessories Brunswick Bowling Machines W/ AMF Electronic Score Keeper, Bowler Seating pods
- Commercial Kitchen W/ all the equipment (Walk in Cooler/freezer, 3 Deep Fryers, 10 Burner Gas Range, Upright Broiler, Dish Machine)& small wares in tact
- 2 - sets of Public Restrooms
- 3 - Upstairs Apartments (2 - two bedroom/one bath units & 1 - one bedroom/one bath unit
- 7,200 Sq. Ft. lot
- Zoned C-2, General Business District
- Built in 1947
- In good overall condition
- Some remodeling done in 2013 (new flooring, plumbing & HVAC work)

2 - Extra Parking Lots:

Lot #1.) A 3,600 Sq. Ft. Asphalt paved lot directly across Chestnut St. (at the southeast corner of Chestnut & Jefferson St.) Improved W/ a 704 Sq. Ft. Garage Zoned C-2, General Business District.
Lot#2.) A 3,485 Sq. Ft. Gravel covered lot directly across Jefferson St. zoned A-2, single and two family residential district.

Taxes: Bar/Restaurant Building:

\$8,895.02/year P.I.N. 21-11-144-011
Paved lot W/ garage: \$1,025.26/year P.I.N. 21-11-145-001
Gravel Lot: \$313.14/year P.I.N. 21-11-137-018

Legal Descriptions

- 1.) Main Building: Lot 1 in Block 95 of State's Addition
- 2.) Lot W/ Garage Building: West 1/2 of Lot 4 in Block 94 of State's Addition
- 3.) North Gravel Lot: Lot 12 and the West 2 Ft. of Lot 11 and the South 4.65 Ft. of the West 2 Ft. of the South 1/2 of Lot 10 in Block 80 of State's Addition

Inspection: The building will be open for inspection on Sunday, November 1, from 1:00 to 3:00 PM or by appointment.

Terms: 10% Down Payment, (non-refundable) on Day of Auction, with the balance due on or before December 14, 2015. Written contract to be entered into on day of Auction. Property Taxes to be pro-rated to the date of closing. Sale is subject to seller's confirmation. The property is being sold "AS-IS" with NO warranties and NO contingencies.

Auctioneers' Note: This is a great opportunity to purchase this business that is ready to operate. This business is a piece of Ottawa History that has great potential. Must be seen to appreciate. View photos on our website & plan to inspect on Nov. 1!!! NO liquor license is being sold with this property

THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!

The former Carretto's Bar and Bowl
Ottawa, IL



Auctioneers
Bradleys' and Immke Auction Service
Brian Bradley
Streator, IL
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