

Customer w/Gallery





<b>Commercial</b> <b>6184373 Active</b>	<b>483 E US Highway 40</b> <b>Altamont, IL 62411</b>	 (29)	<b>L\$400,000</b> <input checked="" type="checkbox"/>
	<b>County:</b> Effingham <b>Lake/ Name:</b> No <b>Business Name:</b> <b>Zoning:</b> COM <b>Commercial Type:</b> Other <b>Available for Lease:</b> <b>Leased:</b> No <b>Acres Apx:</b> 1.00 <b>Lot SF:</b> 43,560 <b>Apx Lot Dim:</b> <b>Water:</b> Rural <b>Sewer:</b> Septic <b>REO:</b> No		<b>Year Built:</b> 2015  <b>Taxes/ Yr:</b> \$7,503/ 2017 <b>Tax ID:</b> 0902019012 <b>Gross Income:</b> <b>Net Income:</b> <b>Tot. Exp. Apx.:</b> \$ <b>Protect Period:</b>  <b>Business Only:</b> <b>CFD Available:</b> No <b>Covenants/Restrict:</b> No
	<b>Road Frontage:</b> 359 <b>Levels No.:</b> 1 <b>OH Doors:</b> 0 <b>Gas Avail.:</b> <b>SF Building:</b> <b>SF Whse Apx.:</b> 0	<b>Loading Docks:</b> 0 <b>Drive -in Doors:</b> 0 <b>OH Door Hgt:</b> <b>Gas Avg/Mo:</b> <b>SF Office Apx.:</b> 0 <b>Total SF Apx.:</b> 3,960	<b>Parking Space:</b> <b>Ceiling Height:</b> <b>Roof:</b> <b>Elec/Nat. Gas Avg.:</b> <b>SF Manuf.:</b> 0 <b>SF Source:</b> Courthouse
<b>Features Exterior:</b> Outdoor Sign <b>Amenities:</b> Air Cond , Handicap Access , Parking-On Site <b>Bsmt/Found. Type:</b> Slab <b>Exterior Appear.:</b> Steel			
<b>Business Type:</b> Other <b>Landlord Pays:</b> None <b>Cooling:</b> Central <b>Electric:</b>		<b>Drive Construct.:</b> Gravel <b>Roof:</b> Metal <b>Heat:</b> Forced Air , Gas <b>Water Heater:</b> Gas	
<b>Remarks:</b> The Blue Mound Tavern – step in and take over! Offering: tongue & groove car siding & pine walls, unique lighting and ceiling fans; a 48 foot bar that seats 19 chairs: all tables and chairs; 3 cash registers; two 8’ bottle coolers; a stand-up cooler with double doors; a 3’ freezer; a triple wash sink; a slush & Yeager machine; an ice bin; all inventory; two handicap accessible baths, a game room and all the exterior signs along the road. The kitchen includes: a 14’ x 11’ walk-in cooler; a flat grill with a 8’ commercial stainless steel exhaust hood; two 45lb. fryers; a 4’ refrigerated prep table; an ice machine; 2 stainless steel prep tables, one 8’ and the other 3’; a triple wash sink; a 3’ chest freezer and another 5’ chest freezer; a standard refrigerator; a gas stove; all pots and pans; an 8’ stainless rack and storage shelves plus an outdoor 4’6” gas grill. The 36 x 14 outbuilding includes storage and a smoking area for customers, so that they don’t have to smoke outdoors in the cooler weather. All gaming equipment and pool tables are leased from J & J Venture; the bar keeps ½ of the profit.			
<b>Directions:</b> Between Altamont and St. Elmo on Rt. 40. <b>Legal:</b> LOT 1 OF LOT 3 NW FR 3133/17 2302/286 2156/50 1147/96 784/129			
<b>PREPARED BY</b>			
	<b>Deborah Sanders</b> <b>Coldwell Banker/ First Realty</b> <b>901 N. Keller Dr.</b>  <b>Effingham, IL 62401</b>	<b>Agent Cert. :</b> Managing Broker <b>Email :</b> <a href="mailto:debsanders195@outlook.com">debsanders195@outlook.com</a> <b>Direct Ph# :</b> (217) 342-2775 <b>Other Ph# :</b> (217) 254-2416 <b>Fax Ph# :</b> (217) 347-5726	
<a href="http://www.effinghamhomesearch.com">http://www.effinghamhomesearch.com</a>			
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**14 x 11 walk in cooler**

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