



MLS... PA1265241 Stat... Active Cat: Commercial Pr... \$275,000
 Cou... McDonough Type: Restaurant
 Addr: 134 W MARKET Street Unit #:
 City: IL Zip Code: 62326
 Legal: 25 1/2' E SI LOT 1 BLK 18 ORIG TOWN See Agent Remarks Virtually Stage Y/N

Total Bldg SqFt: 2,551	For Sale: Ye	For Le...	Nc
Office SqFt:	Warehse S...	Lease Ty...	
Avail SqFt: 2,551	CAM \$/SqFt:	Lease Renewal:	
Stories:	# of Bldgs: 3	Lease \$/SqFt:	
Parking Sp...	# of Units	Lease \$/SqFt Ann	
Handicap ...	Udgrd Strg Tank: No	Subsq Sale to Tenant: No	
Year Built: 1890	100-Yr Flood Plain: Nc	Agent Owned: No	
Apx Lot SqFt:	Zoni... NA	Agent Related to Sel... No	
Apx Acres:	NDA No	Agent is Desig. Mnging Broke No	

Schedule a Showing

Directions: From Rte 136, turn south on Fulton St. 2 blocks to Market St., property on Corner.

2024 Tax... \$2,237.54	Parcel ID(s): 05-000-568-00	Security System: Yes	Corn Suitability Rating/PI
Tax Incentive No	05-000-569-00	Sprinkler: No	Total Passthu Cost:
Exemptions:	05-000-567-00	# Dock Doors	Projected Exp (IV)
# Seats 52	05-000-570-15	# Rail Doors	Projected Inc (IV):
		Delayed Marketing?	Until:

Public Remarks Formerly doing business as The Grill, this restaurant is a much needed and anticipated business in Colchester. It was remodeled in 2021 and has since been improved with new furnace and central air in 2024. The building sells with all restaurant equipment, a walk-in cooler and freezer, a prep area, dry storage area, and an office. Many additional kitchen items and cookware are also included. There are additional booths that stay and would seat approximately 32 more people, in addition to the current seating of 52. There are 3 buildings included with a 2-bedroom apartment above building 2, and a 2-bedroom apartment above building 3. A beauty shop occupies the lower level of building 3. The current rental income is \$2,200 per month, and could be more with the rental of the lower level of building 2. One apartment has a new furnace in 2024, and both apartments have solar panels. This is a great investment opportunity to start a restaurant business, with a good monthly rental income already established. Call for your opportunity to view!

FEATURES	Industrial / Office/ Retail / Multi-Family / Restaurant / Investment	
LOCATION Downtown	SALE/LEASE INCLUDES Building, Inventory	OWNER PAYS All, Gas, Electric, Cooling, Water /Sewer
FRONTAGE/ACCESS Corner Lot, City Street	HEATING Forced Air, Gas	TENANT PAYS None
OTHER ACCESS None	COOLING Central Air	INSULATION Unknown
SEWER SOURCE Public Sewer	WALL CONSTRUCTION Brick	BUILDING DESCRIPTION 2 Story, 3 Story
OWNERSHIP Individual	FLOORING Wood	
AVAIL AT LIST OFFICE Legal Description, Aerial Photo	ROOF CONSTRUCTION Flat	
TAX INCENTIVE None	EXTERIOR FINISH Brick	
POSSIBLE FINANCING Cash, Conventional	TERMS/LEASE Month to Month	
SHOWING INSTRUCTIONS Appointment Only, 24 Hour Notice		

Land and Farm

Land with a House

Owner: Knox	Also Ref ML...
LO: Key, REALTORS - Office: 309-837-6464	Off License # 478026630
LA: Paula J Clark	Agt License 475.103618
LA Email: clarkp@adams.net	C...
CLA:	C... LD: 3/31/2026
OLA:	C... XD: 4/1/2027
	List T... Exclusive Right to Sell

OLP: \$275,000	Selling Agent:	Co-Sell Of...
Pend Date:	Selling Office:	How ...
Sold Price:		
Closing D...	Co-Sell Agent:	DOM 0 CDOM 0
Concessions \$	Sold Conc Info	Selling Team
Buyers Nam	Lender/Mortgage Co	List Date 3/31/202 Active Date (if applicable)