

visit our website: www.bradleyauctionsinc.com

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, October 19, 2019 at 10:00 AM

See photos @ www.bradleyauctionsinc.com

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



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
- Possible 6 - Lane Bowling Alley
- Commercial Kitchen W/ all the equipment (Walk in Cooler/freezer, 2 Deep Fryers, 10 Burner Gas Range, Dish Machine)
- 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)
- Additional Improvements done: New Roofs in 2016, 4 New Furnaces in 2018

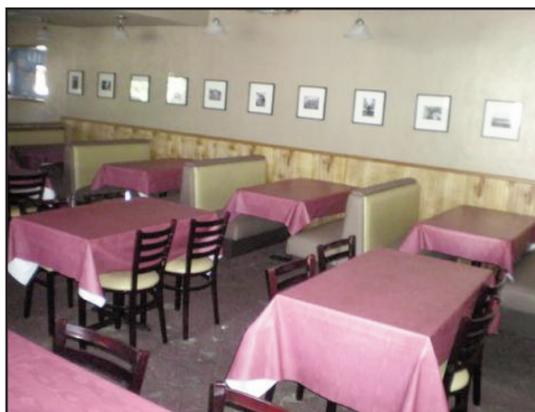
Taxes:

Bar/Restaurant Building:

- \$5,275.68/year P.I.N. 21-11-144-011

Legal Description

Lot 1 in Block 95 of State's Addition



Inspection:

The building will be open for Inspection on Thursday, October 3, from 4:00 to 7:00 PM or by appointment.

Terms: 10% Down Payment, (non-refundable) on Day of Auction, with the balance due on or before December 3, 2019. 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. It has been in operation up until August of 2019 as a bar. 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 Oct. 3!!! NO liquor license is being sold with this property

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

Seller: Dan Riordan



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