



# BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate  
Brokerage / Management Services  
www.jamesburch.com

# Pesotum 11 N Chestnut St.

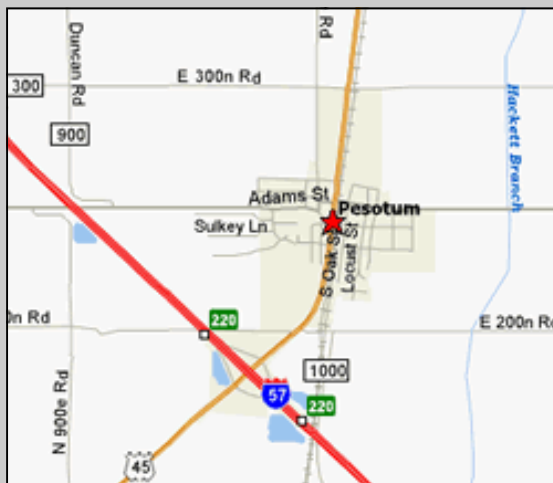
Property For: **Sale or Lease**



## DESCRIPTION

The building is located on Rt. 45 in Pesotum, IL, close to the Interstate 57 Route 45 interchange. Once the local bank, this building has been renovated into an attractive and comfortable restaurant. Lots of potential for a new restaurant operator, or conversion to a specialty retail use.

New roof in the summer of 2006 by Gire Construction with 10 yr. warranty



## SPECIFICATIONS

<b>Lot Size:</b>	6,270 sq. ft.
<b>Building:</b>	3,105 sq. ft. Restaurant, 1,527 sq. ft. Bar (located on lower level)
<b>HVAC:</b>	3 zones Forced Air Natural Gas
<b>Electrical:</b>	Two separate 200-amp panels (CIPS)
<b>Gas:</b>	CILCO
<b>Sewer:</b>	Septic System
<b>Zoned:</b>	Commercial (Village of Pesotum)
<b>PIN &amp; Taxes:</b>	18-32-23-303-006 (\$1,830.64) 18-32-23-303-007 (\$1,101.20) Total: \$2,831.84
<b>Restaurant Equipment:</b>	Negotiable
<b>Price:</b>	\$199,500
<b>Lease:</b>	\$2,000 per month NNN

### MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor.

Exterior - Facing Southwest



Interior



Interior



Interior - Kitchen



JAMES BURCH

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For more information, please contact John Kiser,  
James Burch, or Roche Cain at **(217) 359-8333**