



BURCH KISER REAL ESTATE, LLC

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

Urbana

114 S. Race

Business For: **Sale**



DESCRIPTION

Well maintained Bar Business For Sale

Business is currently operating for limited hours which are currently 9am to close. The opportunity offers a new owner the possibility to expand hours and possibly add food sales to the business.

Business only. Does not include Real Estate.



SPECIFICATIONS

Price: \$84,000

Building Size: 2,100 Sq. Ft. Approx.

Current Lease:

Oct. 1, 2009 to Sept. 30, 2014

Rent:

Nov. 1, 2009 to Sept. 30, 2010	\$3,500 Per Month
Oct. 1, 2010 to Sept. 30, 2011	\$3,625 Per month
Oct. 1, 2011 to Sept. 30, 2012	\$3,750 Per month
Oct. 1, 2012 to Sept. 30, 2013	\$3,875 Per month
Oct. 1, 2014 to Sept. 30, 2014	\$4,000 Per month

Renewal Option:

Oct. 1, 2014 to Sept. 30, 2019 \$4,200 Per Month

Most of the equipment and fixtures are owned by the Landlord. At request, we can provide a list of the items owned by the Tenant.

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 Seller.