



Bus / Bus w/Real Est

Status: **NEW**

Area: **1277**

Address: **3 Victoria Dr , Prophetstown, IL 61277**

Directions: **South on Route 78 then West on Victoria Drive.**

Lst. Mkt. Time: **1**

Closed:

Off Mkt:

Corp Limits: **Prophetstown** Unincorporated:

Year Built:

Zoning Type: **Commercial**

Actual Zoning: **B1**

Waterfront: **No**
Lot Dimensions: **75 X 297**

Land SF: **22275**

Lot Size SF:

Lot Size Src:

Mobility Score: -

MLS #: **11345146**

List Date: **03/11/2022**

List Dt Rec: **03/11/2022**

List Price: **\$169,000**

Orig List Price: **\$169,000**

Sold Price:

Rented Price:

Lease SF/Y:

Mthly. Rnt. Price:

Contingency:

County: **Whiteside**

PIN #: **21052810350000**

Multi PINs: **Yes**

Real Est. Incl: **Yes**

Relist:

Lease Exp.:

Estimated Cam/SF:

Est. Tax per SF/Y:

Sold Price Per SF: **\$0**

Remarks: **Turn key Italian food restaurant and carryout. High traffic count location on state highway. Extensive equipment list available upon request. Profit and loss statement available to qualified buyer. Additional PIN numbers 21-05-281-024 and 21-05-281-034.**

Financial Information

Type Ownership:

Frontage Acc:

Current Use:

Potential Use:

Client Needs:

Client Will:

Amenities:

Known Encumbrances: **None Known**

Location:

Lot Size: **.50-.99 Acre**

Construction:

Roof Coverings:

Misc. Outside: **Handicapped Access**

Misc. Inside: **Public Restroom/s**

Parking Spaces: **15**

Indoor Parking:

Outdoor Parking: **13-18 Spaces**

Parking Ratio:

Business Name: **PIZZA JOE'S**

Full Time Emp:

Part Time Emp:

Business Age: **4-6 Years**

Business Type: **Restaurant**

Food/Bev Type: **Pizza Parlor**

Type Ownership (Bus):

Current Owner:

Living Quarters:

Seating Capacity: **41-50**

Sale Price Includes: **Land, Building, Business, Equipment, Inventory**

Air Cond.: **Central Air**

Electricity:

Heat/Ventilation: **Forced Air, Gas**

Utilities To Site:

Business Pays: **Air Conditioning, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs & Maintenance, Roof, Water/Sewer, Cooking Gas**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Proprietary Info:

Sale Terms:

Possession: **Closing**

	Annual Amount	Year	Source		Annual Amount	Year	Source
Gross Sales:	\$0	2021	Broker Projection	Annual Rent for Real Estate:	\$0	2021	Broker Projection
Cost of Goods Sold:	\$0	2021	Broker Projection	Inventory:	\$0	2021	Broker Projection
Gross Profit:	\$0	2021	Broker Projection	Real Estate Taxes:	\$3,441	2020	Actual
Total Operating Expenses:	\$0	2021	Broker Projection	Gross Payroll:	\$0	2021	Broker Projection
Net Profit:	\$0	2021	BP	Sales Taxes:	\$0	2021	Broker Projection
Adjusted Net Income:	\$0	2021	Broker Projection				

Operating Expense Includes:

Broker: **Re/Max Sauk Valley (93115) / (815) 625-3722**

List Broker: **John Rosengren (930363) / (815) 631-8550 / john@jrosengren.com; johnrosengren@gmail.com**

CoList Broker:

More Agent Contact Info:

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