



133 S Jefferson Street

is being offered at

\$92,000

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to sell 133 S. Jefferson Street (the "Property") in Washburn, IL.

This building was formerly a bar with gaming. The building is for sale with all furniture, fixtures and equipment (FF&E), seating for 60, a walk-in cooler, as well as bar /liquor inventory. List of inventory available on request. Site should be easily available to reopen and relicense for liquor and gaming.

LISTING METRICS

1
UNIT

2,475
TOTAL SQUARE FEET

\$37
PRICE /SF

\$1,132
PROJECTED TAXES

Mike O'Bryan

Justin Ball

Tel: (309) 323-0399
justinashbyball@gmail.com

Jessica Ball

Tel: (309) 363-2929
jessicaball@remax.net

Michael Kolbus

Tel: (309) 258-7746
michaelkolbus@tradersunlimited.net



133 S Jefferson

PROPERTY DESCRIPTION

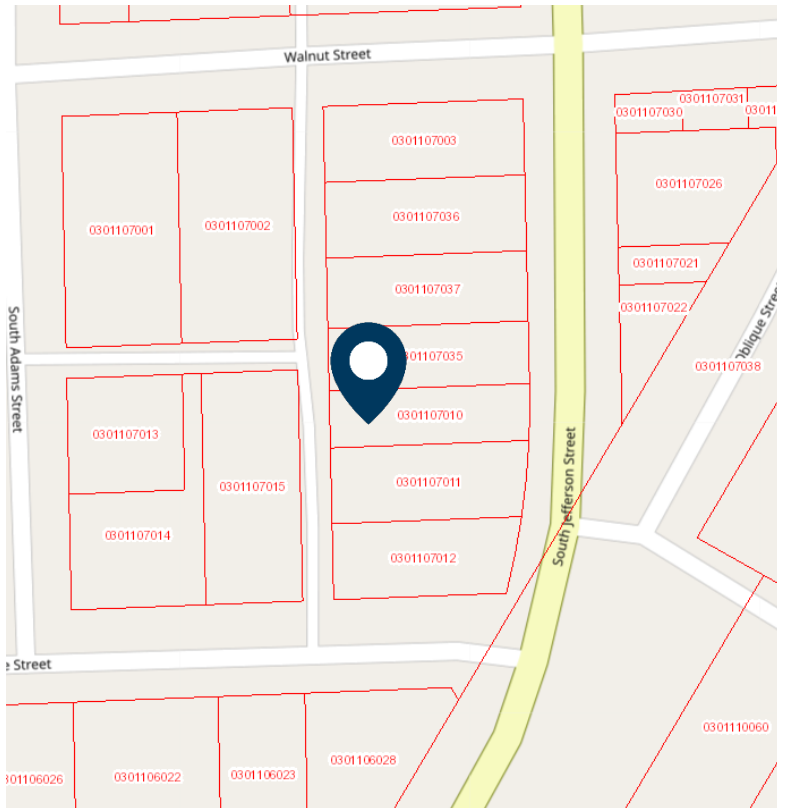
ADDRESS	133 S Jefferson Street
CITY / STATE / ZIP	Washburn, IL 61570
PARCEL ID	03-01-107-010
ZONING / LAND USE	Commercial - Tavern
LOT DIMENSIONS	32 X 130
LOT SF	4,160

BUILDING INFORMATION

PROPERTY TYPE	Retail / Restaurant / Bar
PROPERTY DIMENSIONS	32 X 77
STORIES	1
ABOVE GRADE GROSS SF	2,475
BELOW GRADE GROSS SF	0
TOTAL GROSS SF	2,475
RESIDENTIAL UNITS	0
COMMERCIAL UNITS	1
TOTAL UNITS	1

TAX INFORMATION (2023)

TOTAL ASSESSMENT	\$12,234
ANNUAL PROPERTY TAX	\$1,132
TAX CLASS	3009 - Washburn TIF 1
TAX RATE	9.2555%



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

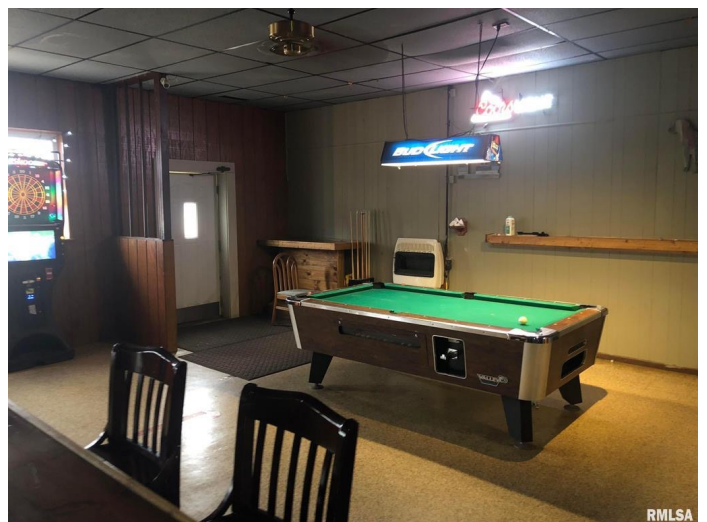
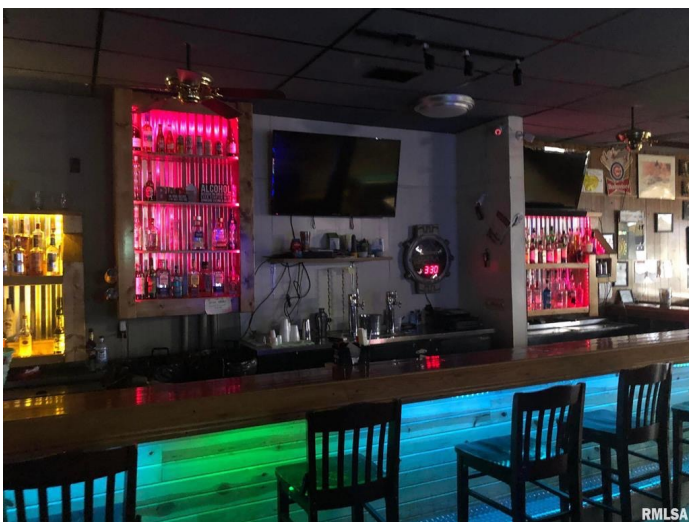
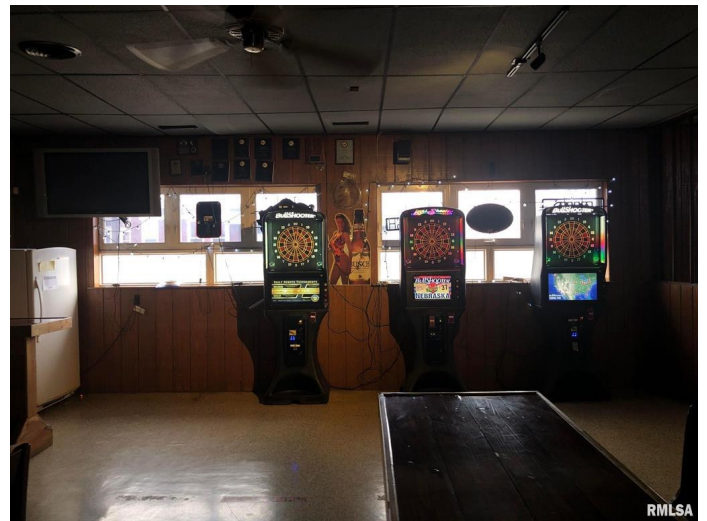
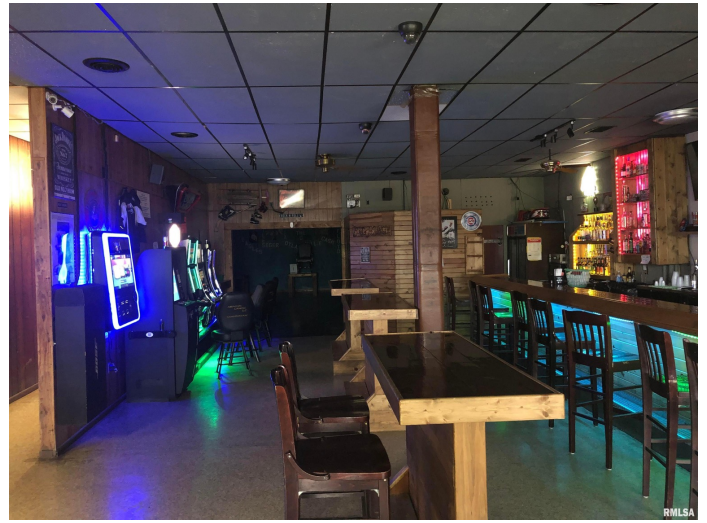
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INTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT – WASHBURN, IL



POPULATION	0.1 MILES	0.5 MILES	1 MILE
Total Population	60	836	1,049
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.1 MILES	0.5 MILES	1 MILE
Total Households	24	330	415
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,412	\$73,294	\$75,078
Average House Value	\$100,633	\$116,691	\$123,757

Demographics data derived from AlphaMap

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COMMERCIAL REAL ESTATE
RE/MAX
COMMERCIAL
TRADERS UNLIMITED

Mike O'Bryan
President; RE/MAX Commercial
Lic #471.006473

Jessica Ball
Broker, REALTOR
Tel: (309) 363-2929
jessicaball@remax.net
Lic #475.175281

Justin Ball
Broker, REALTOR
Tel: (309) 323-0399
justin.ball@remax.net
Lic #475.175281

Michael Kolbus
Senior Investment Analyst
Tel: (309) 258-7746
michaelkolbus@tradersunlimited.net