



"See the difference **INTEGRITY** makes!"

301 ILLINOIS ROUTE 15 (WEST)

Albion, IL 62806 (618) 445-2267

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COMMERCIAL PROPERTY

437 IL RT 15

Albion, IL 62806

Asking Price: \$295,000

Information About Listing

County	Edwards
PIN	10-02-326-003
Lot Size m/l	1.51 +/- Acres
Property Type	Commercial Property with "Turnkey Business"
Property Taxes m/l	\$3,030.22 (w/ NO exemptions at current assessed value)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

Notes

Building Details: 80' x 166' metal-frame building situated on a concrete slab; constructed in 1962 and currently operating as Spare Time – Albion Bowling Center. The facility features 12 bowling lanes, a snack food and shoe-rental area, a large open seating/activity area, separate men's and women's restrooms (recently updated), storage lockers, and a small attic/storage area above the bowling machines. Building systems include two forced-air gas furnaces, two central air-conditioning units, a 6-gallon electric water heater serving the snack area, and 3-phase electrical service. Numerous repairs, improvements, and updates have been completed since 2018, and brand-new carpet was installed this summer.

Items Included: Sale includes the real estate and operating business, including the LLC, along with all regular fixtures, trade fixtures, point-of-sale (POS) equipment, and other business-related items owned by the business and not subject to third-party leases or vendor ownership. Also included are dining tables and seating, bowling equipment and units, bowling balls and pins, lane-maintenance equipment, and existing food and beverage inventory. The LLC is currently licensed for liquor sales, gaming, and other activities; contact the listing agent for additional information regarding existing licenses, eligibility, and transferability.

Items NOT Included: Popcorn machine. Please note that numerous other items and pieces of equipment are supplied by vendors and gaming companies and are not owned by the business. Current vendors have indicated they are open to continuing their relationships with a new owner, subject to applicable eligibility and approval requirements.

TURNKEY BUSINESS OPPORTUNITY — EXCELLENT LOCATION — HIGH VISIBILITY ALONG ROUTE 15

An established bowling and entertainment business with approximately 264' of highway frontage, a well-maintained facility, updated features, and everything needed to continue operations. Don't miss your chance at this remarkable commercial venture!

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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