

LISTING ID # 2785



**Listing Agent – Todd Weigandt
937-538-0156**

SELLER: Young, Steven et al – DBA Cruizer's Bar and Grill
ADDRESS: 115 North St. Russia, OH
FOOTAGE: Approximately 2740 sq. ft.
LOT SIZE: 110' x 275' and 80' x 130'
TAXES: \$2,300.22 per year
BAR AREA: 13'6" x 20'
KITCHEN: 18'6" x 21'
WALK-IN COOLER: 9'6" x 10'6"
LARGE DINING AREA: 22' x 34'
RESTROOMS: (1) Men; (1) Women
FOUNDATION: Concrete slab
OUTDOOR PATIO AREA: 26' x 46'; 13' x 25' – concrete patio area with aluminum fencing
TYPE OF HEAT: (2) gas forced air furnaces
CENTRAL A/C: (2) A/C units and (2) thru-the-wall A/C units
ELECTRICAL SERVICE: 400 AMP, 120/240 – single phase

NOTES: Purchase the real estate and the business which is well established and very reputable. Very well maintained commercial building with many newer updates and plenty of private off street parking. Owners offer a complete turnkey sale including all existing fixtures, signs, tables, chairs, booths, barstools, and kitchen equipment as per the attached information sheets. Business currently holds a D5 and D6 liquor license including Sunday sales, patio sales, and 2:30 close permit. This is a fabulous opportunity to purchase a very well maintained facility and established local business. Contact Todd Weigandt for additional information and any clarifications.

Buyer / broker co-op: 2.4%

SELLING PRICE: \$389,900.00

***ALL OF THE ABOVE DATA SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.**

Business Proposal : October 2014

Double door upright freezers (2)

Single upright freezer (new)

Pizza ovens (2)

Convection Oven

Two open burners

Deep fryers (3)

Flat Gas Fryer

Pizza prep station

Sandwich prep station (new)

Salad prep station

Grill Gas (in shed)

Grill for Patio (new)

Tables inside

(2) high (36")

(5) square (36")

(8) rectangle (30 x 48)

(2) round (36")

(1) osu Table

table legs (26)

Chairs inside (75) red, black & purple

Tables outside (7) steel (6) glass top

Chairs outside (60) steel chairs

Bar and Stools on patio

Coffee Machine

Toaster

Hot Cheese dispenser (new)

Microwave oven

Ice Machine (two years old)

Cash register POS (2)

Cash register

Beer Cooler Small

Kegarator

Beer cooler large

Glass cooler (new)

Blender (commercial grade)

shot glasses, rock glasses, 16 oz beer

glass, 20 oz beer glasses, 8oz mix drink

glass, pitchers, coffee mugs, cocktail items(bar)

pots, pans, utensils, silverware etc..

other items

Booths (4)

Bar stools hi back (14) (new)

Bar stools (10)

Total Inventory for Business

Pop Dispenser at Bar

Box Pepsi Stand

Pepsi Machine

Mar-key sign out front

Stainless steel shelving (2)

Stainless steel table

Wood cabinet (2)

T.V's 50" (3)

T.V's 22" (1)

T.V's 40" (1)

T.V's 32" (2)

Shed

Misc. items in shed

Land

Building

Other Items

(4) high chairs tall	4
(2) chair seater	2
(2) roasters	2
(1) heat lamp	1
(1) dishwasher	1
(1) mixer	1
(13) temp gauges	13
	4
(9) umbrellas	9
(1) meat slicer	1
(1) scales	2
(1) can opener	1
(4) ice cooler Dr Pepper & Blue	4
(1) glass brush cleaner (new)	1
(1) small sinks	2
(1) medium sinks	
(1) large sinks	2
(1) blender	1
(2) serving carts	2
(6) serving trays	6
(2) warmers	2