

Sale Name: Marilyn's Hollywood Bar & Restaurant

LOT 1 - Historic Marilyn's Hollywood Bar & Restaurant



Description

Historic Marilyn's Hollywood Bar & Restaurant!

110 Douglas, Robinson, IL 62454

Offered at Public Auction

Auction Date: Thursday, August 7th, 5PM Central

Auction Location: Held at Marilyn's Hollywood, 110 Douglas, Robinson, IL 62454

Live In Person with Live Online Bidding Available!

Don't miss your chance to own this beautifully updated, "On-The-Square" Commercial Building!

With countless upgrades and modern finishes throughout, this Building is truly move-in ready and ideal for You!

LLC Transfer is possible to keep Licenses Active!

(Approval Would be Required from Appropriate Boards)

Main Level:

- Exposed Brick Walls with large windows at front for abundant natural light
- Fully remodeled Bar (Epoxy Bar Top) & Bar Back with High End Finishing Touches adds Elegance!
- Edison Style Pendant Lighting Throughout
- Private Dining Area to the Rear
- Entertainment Area includes Dart Boards & Pool Tables
- TV's Throughout The Entire Main Level (Can Be Linked -or- Individual Channels)
- Locked Liquor Storage Area
- **HIGH-END KITCHEN WITH BASICALLY BRAND NEW, TOP OF THE LINE EQUIPMENT! Vent Hood, Fryers, Grill, Refrigerators, Freezers, 14 Tap Setup, Walk In Cooler, Countless Supplies Are Basically Brand New!**

Second Story Features:

- Stage Area to Rock the House!
 - Dedicated Mini Bar Area that Full Service! Guests DO NOT need head downstairs and Miss the fun!
 - Updated Restrooms
 - Mop Sink / Utility / Cleaning Closet Provides Storage Area to Save your Employees Backs! No Need Gathering Supplies and Mop Buckets Up and Down the Stairs!
 - Large Seating Provides Even More Possibilities including Golf Simulator! Wiring Chases have Been Installed! Virtual Golf Simulator Night would provide local golf players a hang out during colder months!
 - Easy Walk Out Roof Access
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Outdoor Amenities:

- Possible Roof Top Patio Area Can be Created – Walk Out Door is Already installed!
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Major Updates Include:

- Complete Kitchen Overhaul
 - New Bathrooms
 - New Flooring
 - New Light Fixtures
 - New Bar
 - New HVAC Sytsems
 - New Plumbing
 - New Water Heaters
 - Nearly Every Inch of this Property has Been Touched!
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Location:

- Conveniently Located “On the Square” in Robinson, IL
- Ready for Downtown Workers on their Lunch Break!

Schedule a Showing Today!

Appointments available **day, evening, or weekend**—we work with **your schedule**!

Call now to tour this beautiful home before it's gone!

For a Private Tour of the Property at Your Convenience, Call Listing Broker Zane Parrott at 812-890-5452 -or- our Lawrenceville Office at 618-943-4905.

Open House / Inspection Dates of

Monday, July 28th, 4 - 5 PM Central

-and-

Monday, August 4th, 4 - 5 PM Central

TERMS & CONDITIONS:

Approval of Bids: The property is being sold Subject to Owner Confirmation.

Bid Increments: No lower than a \$1000 Bid increment from beginning of auction to end of the auction.

R.E. Terms: 10% down day of sale as non-refundable escrow. 6% Buyer Premium. Balance due, possession & taxes prorated to date of closing. Being sold "As is, Where is". Buyer to have all inspections completed prior to auction & have financial arrangements made prior to auction.

Termite: Termite Inspection and treatment will be paid by buyer(s), if needed.

Draft Auction Purchase Agreement: Digital Copy of the Real Estate at Auction Purchase Agreement will be posted to our website for your viewing, if you have any questions regarding the contract, Please call our Listing Broker and Lead Auctioneer Zane Parrott.

Contract Signing:

If High Bidder is in Attendance to Live Auction, Buyer(s) to sign purchase agreement immediately following auction.

If High Bidder is Online, Immediately following auction, Listing Broker Zane Parrott will contact the high bidder to make arrangements to sign the contract. You will be given two options: **Option 1)** Real Estate at Auction Purchase Agreement will be emailed to the high bidder night of auction with buyer dropping of the Non-refundable escrow due next day -or- **Option 2)** Winning Bidder to be at Parrott Marketing Group, 1205 State Street, Lawrenceville, IL by 10AM following morning to sign contract in person and place non-refundable escrow at same time.

Title Insurance & Closing Timeline: Plan to Close in 30 days. Parrott Marketing Group, LLC will post Preliminary Title Commitment to www.parrottauctions.com

once available under “Documents Tab”. Winning Bidder(s) will be provided copy on auction date.

Agency: Parrott Marketing Group, LLC and its representatives are acting as Agents for the Seller.

Other Announcements: All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made from podium day of auction take precedence over any previous information.

Quantity: 1



<https://www.parrottauctions.com/>