

504-506 Main St

VARNA, IL 61375



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 504-506 MAIN STREET

ASKING PRICE: \$139,000



EXECUTIVE SUMMARY

Turnkey Investment - Updated Bar & Restaurant with excellent investment opportunity featuring a fully equipped, turnkey bar and adjoining restaurant space. Extensively remodeled and updated in 2021, this high-yield property consists of two separate parcels (individual PINs), offering the flexibility to operate together or purchase separately. The sale includes all business operations, supplies, and FF&E (mostly purchased new in 2021). The multi-functional building features upgraded insulation, plumbing, electrical systems, roofing, HVAC, and a 2021 walk-in refrigerator. The bar side boasts 12-foot ceilings, new tile flooring, a separate gaming room, and a 40-foot custom stained and lacquered bar top engineered for maximum serving efficiency. Advanced technology stays with the property, including state-of-the-art multi-lighting controls, communication headsets, and a comprehensive video surveillance security system. The versatile dining area provides immediate potential for secondary revenue streams via private parties, banquets, and live entertainment. Located less than 10 miles from Lake Wildwood, this property offers high visibility and strong income potential.



5,238
TOTAL SF



OFFICE
RESTAURANT
PRICE / SF



2
PARCELS



R-2
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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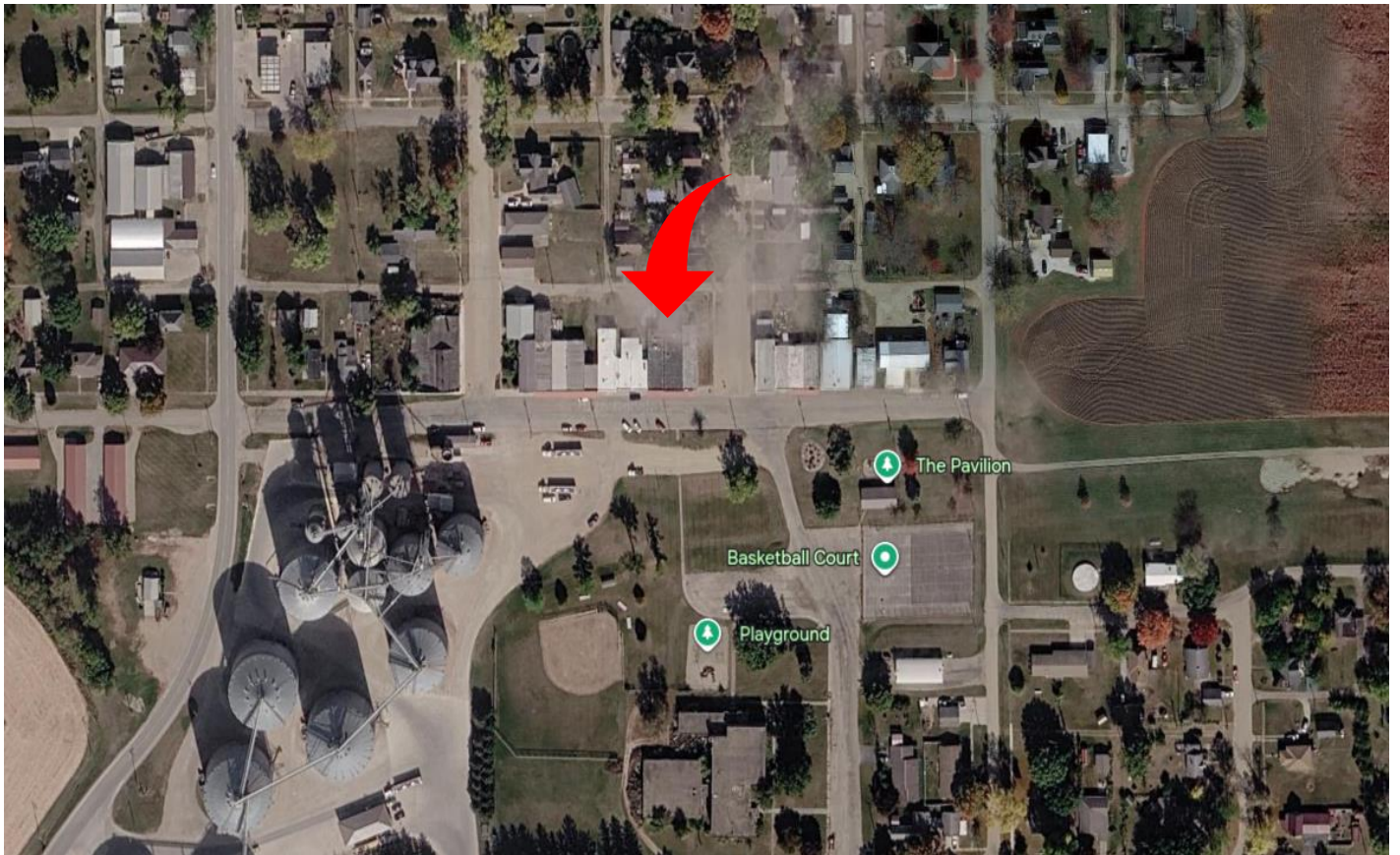
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PROPERTY INFORMATION

ADDRESS	504-506 Main St
CITY / STATE / ZIP	Varna, IL 61375
PARCEL ID(s)	06-28-261-021, 06-28-061-020
PROPERTY TYPE	Office, Restaurant, Bar/Tavern
ZONING	R-2
TOTAL BUILDING SF	5,283
COUNTY	MARSHALL
2025 TAXES	\$742.87



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EXTERIOR PICTURES



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INTERIOR PICTURES



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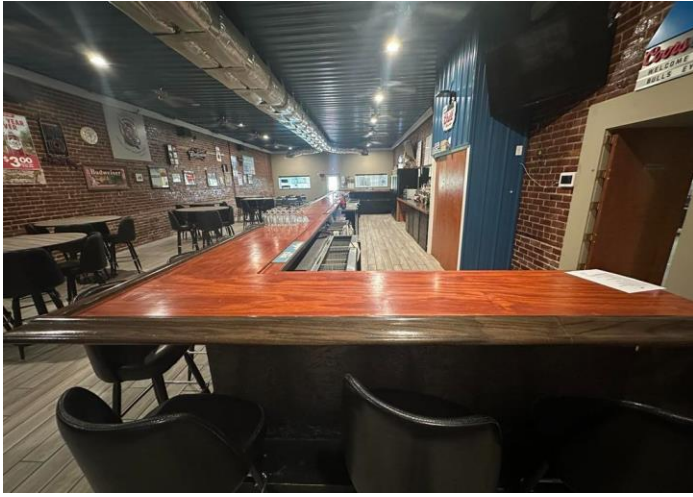
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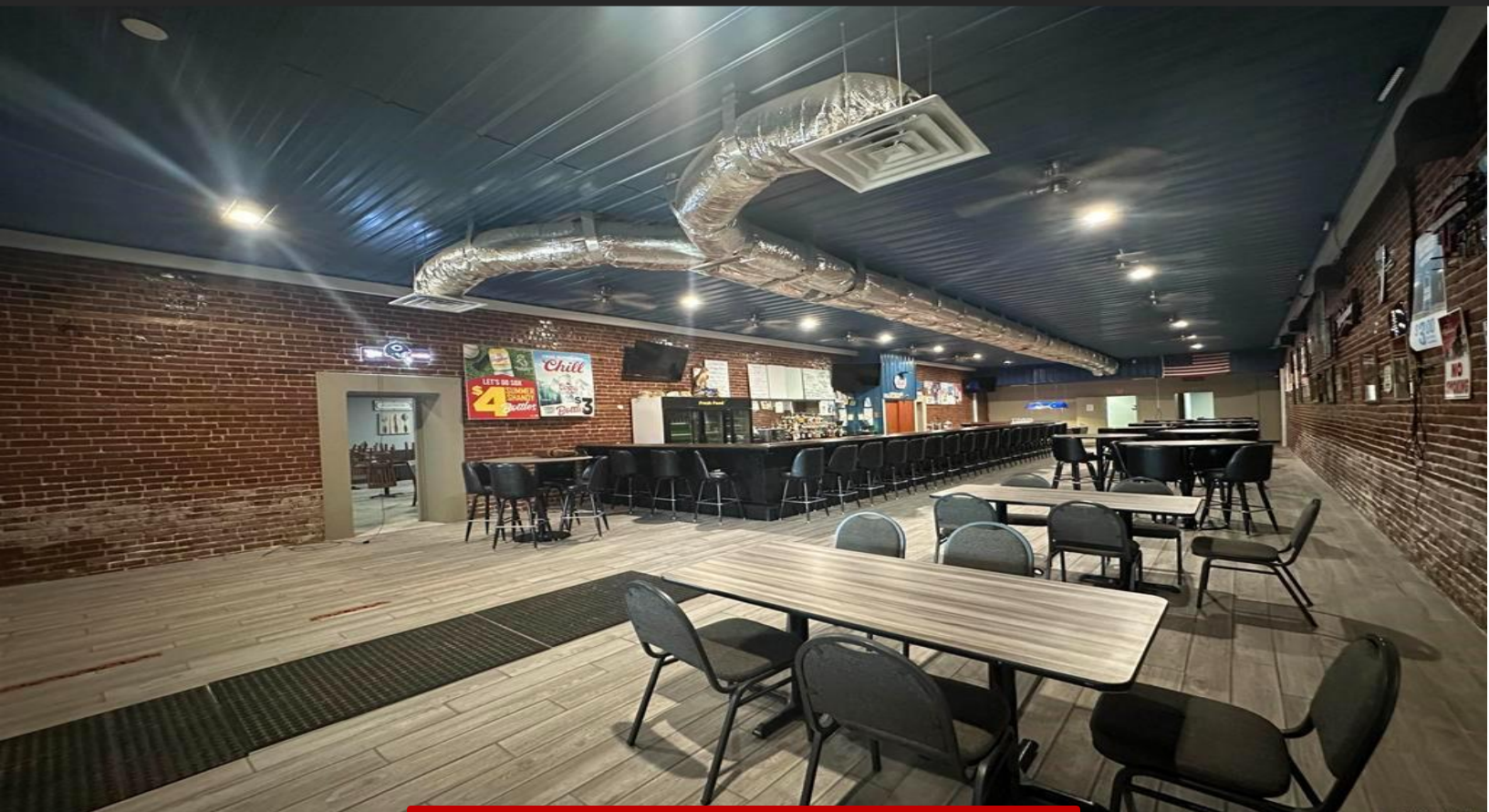


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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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