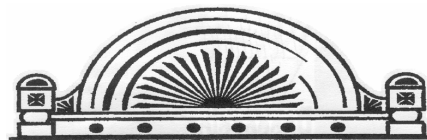


FOR SALE
\$200,000 (Bldg. & Lot)
\$220,000 (Bldg, Lot, Equip.)
Harbor Café
1901 4th Street
Fulton, IL 61252
MLS# KKR5225



Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

118 E. Main St.
Morrison, IL 61270
Office Phone: (815) 772-2728
Fax: (815) 772-8134
Mobile: (815) 631-6115
Email: kenny@kenkoprealty.com
Website: www.kenkoprealty.com

Salient Facts



Kenneth W. Kophamer

Comments

Road of Access: 4th Street
City: Fulton
School District: Fulton
County: Whiteside
Zoning: Commercial
Lot Size: 13,230 SF
Building SF: 2580

2007 Real Estate Taxes

Parcel #01-28-355-001
Amount: \$2,132.70
Assessed Value: \$28,288
Brief Legal: BLAKES ADDITION LOT 1
& N 1/2 LOT 2 BLK 4

Parcel #01-28-355-002
Amount: \$619.42
Assessed Value: \$8,216
Brief Legal: BLAKES ADDITION LOT 3
& S 1/2 LOT 2 BLK 4
TOTAL TAXES: \$2,752.12
ASSESSED VALUE: \$36,504

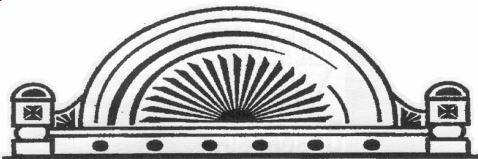
The subject property is currently being used as a restaurant. The dining room seats 76 patrons and is carpeted. The property was remodeled in 1999. There are 3 newer Lennox pulse furnaces, 3 new air conditioning units, 3 phase wiring, newer carpeting, booths and interior walls. There is a full basement for storage space. There is a 85 x 102 concrete parking lot with a 28 car capacity. The building is fully handicapped accessible. The kitchen area is equipped to prepare meals for a full service restaurant. The south side of the building has a drive up access window where patrons could pick up carry out orders.

Income:

Gross income in 1 month (open 20 days) is \$165,000.

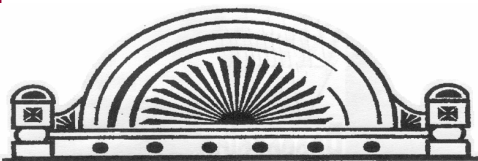
EQUIPMENT LIST

Star 24" gas grill, model #624	Pinnacle 6' refrigerated display case w/ sliding doors
Belson portable grill, model # PG2460II	
True pep table, refrigerated, 2 door, flip top	
Norris stainless steel milk coller, model # 1-5-2	High chair, booster seats
Grill stand w/ shelf, 2'6 x 4	Coat rack
Enclosed pan rack	Beverage air pop cooler, model #MT33, 2 door, glass doors
Utility cart	Sears vacuum
Garland gas stove, 4 burner	Hokey
Proofer food warmer	Sharp microwave
Superior deep fryer, 2 wells	Storage rack, 4 shelf
True cooler, 2 door	Waste and garbage containers
McCall freezer, 2 door	Bar Stools
6' table w/ warmer, w/ bottom shelf	7-4 person booths
10' steam table w/ 10 wells	2 large "L" shaped booths
42' cabinet w/ sliding doors	7-4 person table w/ single column
6' table w/ shelf on rollers	Stackable chairs
3 compartment sink w/ drainboards	Miscellaneous pictures, etc.
4' sink	2 phones
Scottsman ice machine, model # SC60	Small storage cabinet and hand sink
Plastic mop sink	Miscellaneous kitchen equipment
Kolpak walk-in cooler, 1 door	
True cooler, 1 door	
6' table w/ shelf	
Berkel meat slicer	
APW soup warmer, model # W-3	
Prep table, sliding doors, food wells, outlets, 6'6"	
Delfield prep table, 6 wells	
7' unit, sinks, sliding doors, outlets	
Sharp cash register	
Royal cash register	
Table w/ shelf (under milk cooler)	
Mero 3' hot display unit	



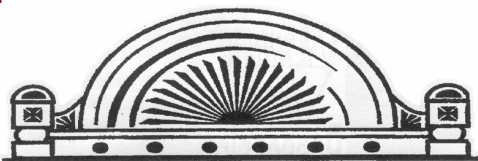
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PICTURES



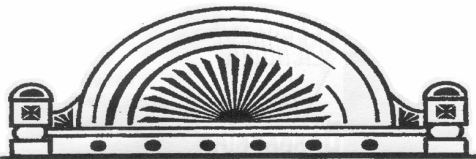
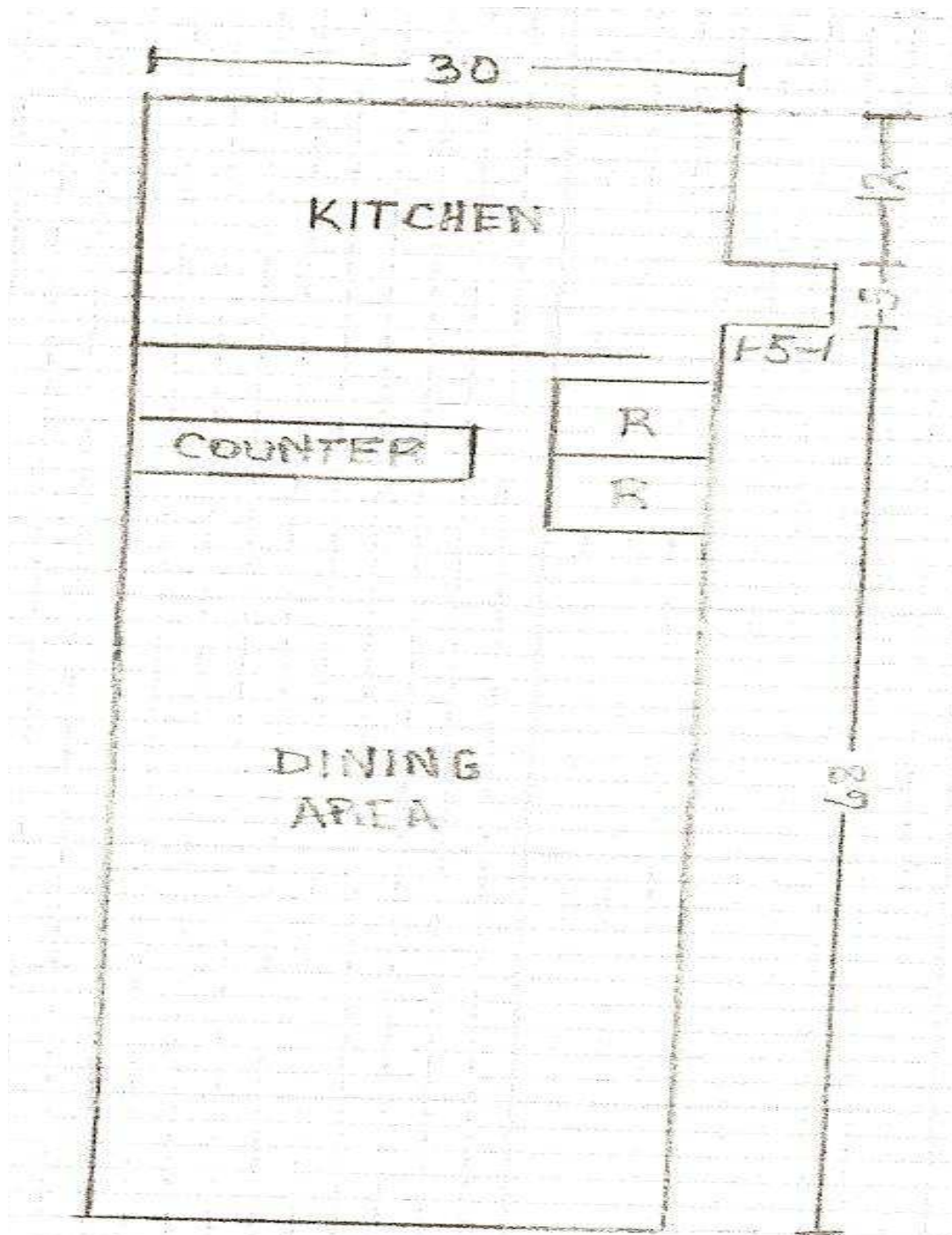
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PICTURES



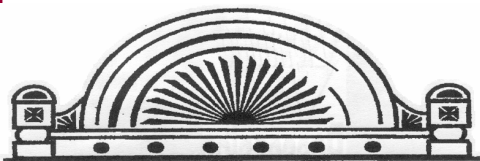
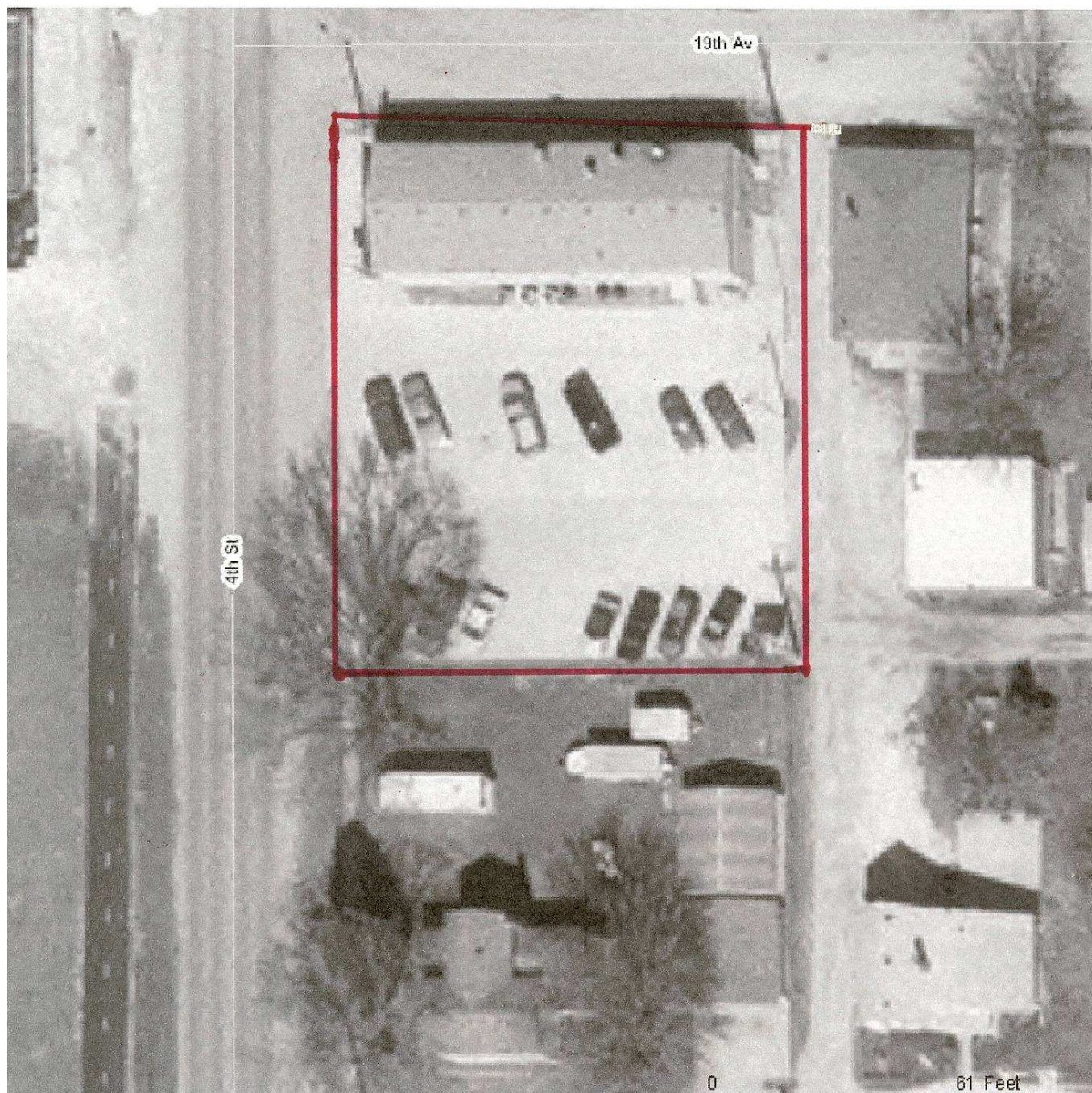
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BUILDING SKETCH



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AERIAL

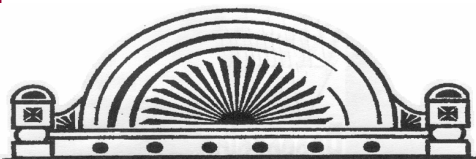


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LOCATION MAP



Directions: From Route 30 go WEST out of Morrison. Turn RIGHT onto Rt. 136. Turn LEFT onto 4th Street. Property is located on your left. Look for Realty signs.



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