

Boomerang's Bar & Grill



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

**1309 E. Washington St.
Urbana, IL 61802**



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Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sale Boomerang's Bar & Grill in southeast Urbana. This well established neighborhood watering hole and grill has been in operations for decades and current ownership is looking into their next business venture. Current ownership has established the business as a live music hotspot in Champaign-Urbana with great food specials including Wing Wednesday and Fish Fry Friday. The building is 4,563 SF with 3,024 SF used for the bar & grill operation and three (3) garage bays totaling 1,539 SF that can be rented out for additional income (currently rented for \$75/Mo/bay). The establishment, like many others (by state and local orders), periodically shut down during the Covid-19 pandemic, however is back to almost full operations (Currently not serving Breakfast.) During that time, several updates were installed including: New roof, Air Purification System, New Parking Lot, New Walk-in Cooler, and New Exterior Insulation totaling over \$160,000. The establishment has a full kitchen & bar (available upon request) and had additional gaming revenue of about \$8,000 per mo (Owner share). Full financials available upon request with a signed NDA (available on the property website: www.cbcd.com).

Boomerang's Bar & Grill is located in South East Urbana just off the corner of East Washington St. & Philo Rd with primarily residential neighborhoods to the west, north, and south. This local hotspot is just minutes from downtown Urbana and the University of Illinois.

OVERVIEW

Address	Boomerang's Bar & Grill 1309 E. Washington St. Urbana, IL 61802
Sale Price	\$625,000
Building Size	4,563 SF
Lot Size	.52 Ac (22,726 SF)
Zoning	B3 – General Business
RE Taxes:	\$8,036.80-2021



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Ask any of these local celebrities, and they'll tell you their sandwich is the best! All served with hand-cut fries & cole-slaw, with lettuce, tomato, pickle, & onion. Cheeses: American, Cheddar, Provolone, Swiss and Pepper-Jack. Breads: white, wheat, rye, sour dough & Texas toast. Prices include tax.



GEORGE HALAS BURGER - \$9.25

All of our burgers are made with fresh beef - never frozen. These hand-patted 1/3 lb burgers would make Papa Bear Halas proud! Bear-down. Make it a double burger for \$2 more. Add American, cheddar, pepper-jack, provolone, or Swiss cheese for only 50¢. Add bacon for \$1.



DICK BUTKUS BURGER ROYAL - \$10.25

Topped with a fried egg and includes your choice of American, Swiss, provolone, cheddar, or pepper-jack cheese. If you are feeling Butkus tough, get down-and-dirty on a double cheeseburger for just \$2 more... That's a hard hittin' burger!



DEE BROWN 'SHROOM & SWISH BURGER - \$9.50

Dee's signature burger is smothered with Swiss cheese, grilled onions, and mushrooms, and should also be on the cover of Sports Illustrated. It's as good as the game winning buzzer shot from half court, no net... SWISH!



GENE HACKMAN JALAPEÑO-PINEAPPLE BURGER - \$9.50

Spicy grilled jalapeño peppers, and sweet succulent pineapple on top of our juicy burger make for a perfect scene. Add your choice of cheese for only 50¢. This Danville native's burger has a bit of flare... Cut, print, and wrap!



DICK VAN DYKE PHILLY - \$9.75

Nothing can compare with grilled onions, grilled peppers and mozzarella cheese. Make your choice of roast beef or chicken nestled in a hoagie. Danville's Dick Van Dyke might be a triple threat with his acting, singing, and dancing, but our Philly is a triple threat of it's own. A star is born!



HAL 9000 ITALIAN BEEF - \$9.25

Hello, Dave. How would you like a home made Italian Beef sandwich? It's devilishly good and arguably the best in this galaxy. It comes with a side of au jus that takes this sandwich on a sky high space odyssey. Daisy. Daisy.



SCOTT ALTMAN REUBEN - \$9.25

Corn beef, Swiss, and sour kraut grilled to perfection on rye bread. Looking for something out of this world? Dig into the Scott Altman Reuben Sandwich! As always, you can substitute your choice of bread for your own heavenly creation.



ALISON KRAUSS CHICKEN SANDWICH - \$9.25

Whether grilled or crispy, it's tender, juicy, and made with love. Top it with your choice of lettuce, tomato, pickles and onion. Try with a side of BBQ, ranch, or honey-mustard for a loving companion to this sandwich. It's as sweet for the soul as one of Alison's ballads.



DAVID OGDEN STIERS CHICKEN WRAP - \$9.50

Grilled or crispy chicken wrapped up in a soft tortilla along with bacon, lettuce, tomato, and ranch dressing. Substitute a side of cottage cheese for a light meal. M*A*S*H's Major Charles Emerson Winchester III was as refined as this low-carb delight.



HUGH HEFNER CHICKEN CORDON BLEU - \$9.50

A big crispy chicken breast topped with ham and Swiss cheese. It sounds like a high-dollar gourmet creation, but fits nicely into a Boomerangs sized budget. Heff enjoys the fancier things in life - like this high-brow sandwich.



BONNIE BLAIR BUFFALO CHICKEN SANDWICH - \$9.25

Grilled or crispy chicken breast tossed in our spicy buffalo sauce. Add Swiss or provolone for just 50¢ more. This one is a champion, just like it's namesake. If you're looking for a real winner, go for the gold with this tangy classic. USA, USA, USA!



RED BLT - \$9.25

Bacon is classic... match it with refreshing tomato and crunchy lettuce for rock and roll perfection. Get it on white or change it up with wheat, rye, sour dough or Texas Toast. Heard it from a friend who, heard it from a friend who, heard it from another this is the best BLT sandwich around.



MARK ROBERTS MAXWELL ST. POLISH SAUSAGE - \$9.25

Char-grilled to perfection, this tantalizing delight is sure to quiet even the loudest of stomach growls. Topped with sauerkraut & grilled onions - the dynamic duo! This sausage is so huge, Mark could write it into a sketch for two-and-a-half men to eat up.



ROGER EBERT HOT HAM & CHEESE - \$8.25

Mix and match your bread and cheese to get an Oscar-winning sandwich. We give this sandwich two thumbs way up! Upgrade to our hand-dipped onion rings, and you too could win the Pulitzer Prize! If there's one thing "The Rog" knows it's who's a ham and what's cheesy.



JAY BENNETT CLUB SANDWICH - \$9.25

Playing with WILCO, Jay saw a lot of different clubs. Our club sandwich is a jawbreaker piled high with ham, turkey, bacon, lettuce, tomato and your choice of cheese and bread. Try not to hurt yourself with this one... Live at Boomerangs music every Saturday night!



JENNY GARTH CHEF SALAD - 9.25

Start with a bed of lettuce and pile it high with garden veggies, ham, turkey, shredded cheddar, Craisins, sunflower seeds, bacon bits, and croutons. 90210 might have been the guilty pleasure of the 90's, but eating this amazing salad will leave you filled up and guilt free.



NANCY BRINKER CHICKEN BREAST SALAD - \$9.25

A juicy sliced chicken breast (grilled or crispy) sits atop a bed of lettuce & vegetables. We add Craisins, sunflower seeds, croutons, a sprinkling of shredded cheddar, and choice of dressing for a delicious & nutritious treat. To honor Susan G. Komen for the Cure we offer our Grilled Chicken Breast Salad.

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Ronnie Reagan's Appetizers and Sides

"All great change in America begins at the dinner table." – Ronald Reagan

Fries: Our hand cut fries are second to none, even the county fair. \$2.00 half/ \$3.25 full

Boomerings: Hand dipped onion rings are made to order. \$3.25 half/ \$5.75 full

Breaded Mushrooms: Made fresh in house... nuff said. \$4.75

Breaded Cauliflower: Also made fresh in house for a delicious treat. \$4.75

Mozzarella Sticks: Who doesn't love cheese??? \$5.50

Chicken Wings: Breaded Stingers or naked in 12 flavors. 6 for \$5.75 or 12 for \$9.25

Chicken Strips: They're big, juicy, and crispy. Oh, and AWESOME! \$6.75

Mini Tacos: Mini size, mucho flavor. \$5.25

Cheddar Cheese Balls: Not into the Mozzarella? Give these a try. \$5.75

Boom Balls: Potato, bacon, and onion fried to perfection. \$5.75

Cole Slaw: Our secret dressing makes this a five star slaw. \$2.00

Cottage Cheese: Yeah, it's cottage cheese. \$2.00

Garden Salad: Lettuce, tomato, shredded cheddar and croutons with choice of dressing. \$5.00



Abraham Lincoln Combo Basket \$10.75

The emancipation combination! You choose it, we fry it. Pick four items from the above menu and get ready to set yourself free on some tasty goodness.

Wing Wednesday: Ain't no thang but a chicken wing, although you'll think they're ostrich from the size! Try our Fresh-Never-Frozen naked wings in hot, mild, chili, Cajun, lemon pepper, teriyaki, Jamaican jerk, honey BBQ, garlic Parmesan, cayenne, BBQ, or Tommy's tequila lime - Discounted price every Wednesday 5-9pm, no carry-outs, 21yrs. & up.

Fish Fry Friday: It's a break-your-face-big cod sandwich, hand beer-battered and fried to crispy glory. Owner Tommy G says it's the best around. He's from Wisconsin, so he knows fish! Don't worry, we have carry out boxes. \$9.75

WWW.BOOMERANGBARANDGRILL.COM, FACEBOOK, INSTA
217-239-RANG - CARRY OUT ORDERS AVAILABLE



Not Currently Serving Breakfast

Every Saturday 8-11am

- #1 - Two eggs, choice of sausage patties or bacon, fresh-cut home fries, and toast - \$8
- #2 - Breakfast Sandwich with egg, cheese, your choice of bacon or sausage, and fresh-cut home fries - \$8
- #3 - Biscuits and home-made gravy - \$3.50 per biscuit
- #4 - French toast, two eggs, choice of sausage or bacon, and fresh-cut home fries - \$9.50
- #5 - The Boomstack - biscuit, sausage, potatoes, sausage gravy, two eggs, and cheese - \$9
- #6 - Pork chop with three eggs, fresh-cut home fries, and toast - \$9.50
- #7 - Ham steak with three eggs, home fries and toast - \$9.50
- #8 - Build your own omelette. You want it, we will put it in there! Served with fresh-cut home fries and toast - \$9.50

Upgrade your toast to pancakes for \$2

Join Boomerangs e-mail list at www.boomerangsbarandgrill.com for events, offers, and info. Follow us on Facebook, Insta, and Twitter

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CONTACT INFORMATION



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