

17644 US HWY 54, Rockport, IL  
17644 US HWY 54  
Rockport, IL 62370

**\$199,000**  
0.130± Acres  
Pike County



**17644 US HWY 54, Rockport, IL  
Rockport, IL / Pike County**

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**SUMMARY**

**Address**

17644 US HWY 54

**City, State Zip**

Rockport, IL 62370

**County**

Pike County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

39.538796 / -91.008584

**Bedrooms / Bathrooms**

2 / --

**Acreage**

0.130

**Price**

\$199,000

**Property Website**

<https://ridgelinesalesgroup.com/property/17644-us-hwy-54-rockport-il-pike-illinois/69463/>



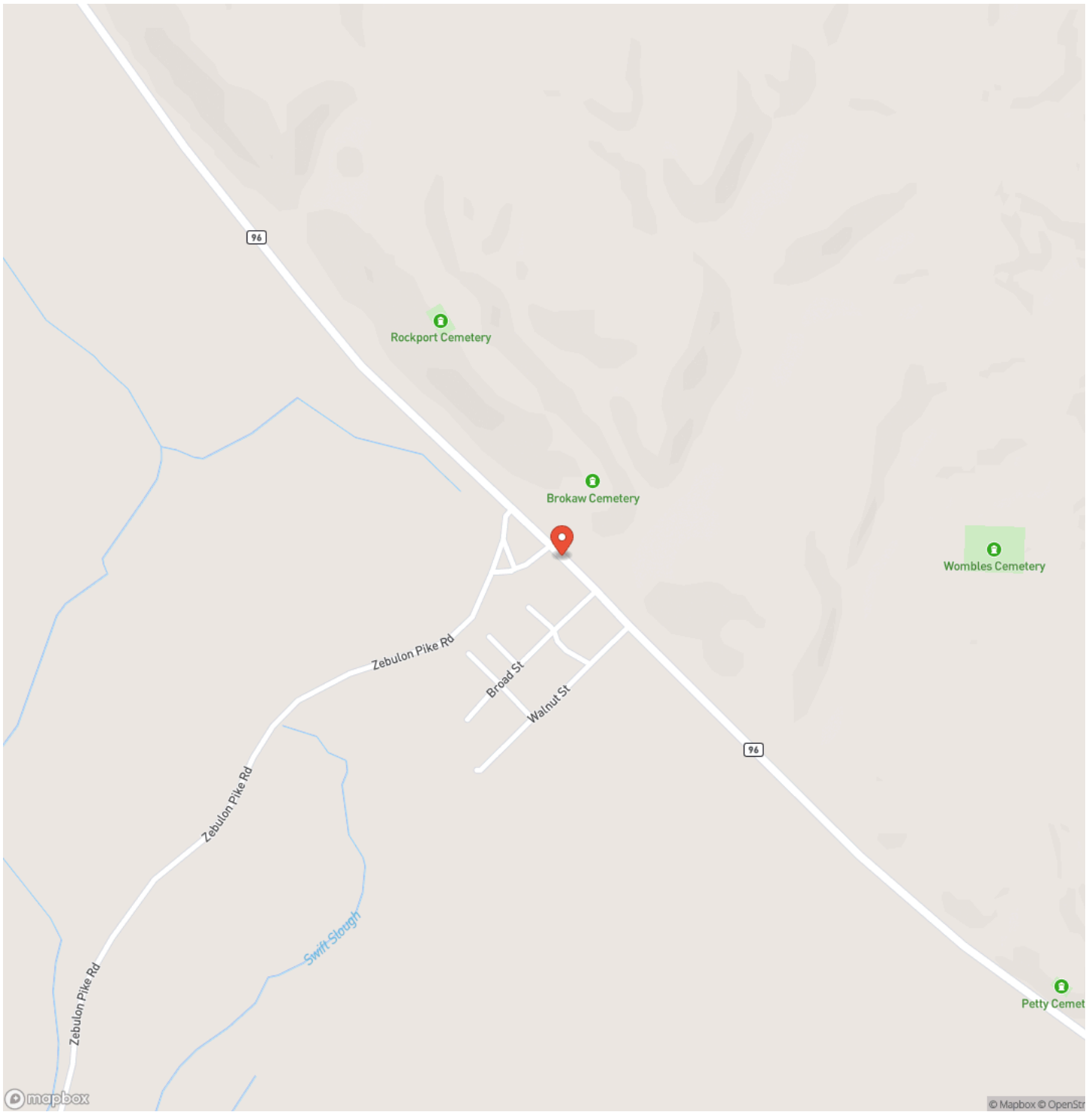
**PROPERTY DESCRIPTION**

**HUGE PRICE REDUCTION, MOTIVATED SELLER!!** Welcome to this exciting commercial opportunity located at one of the area's busiest intersections in Atlas, Illinois! Nestled at, 17644 US-54, this newly listed property is ready to become your next business venture or investment. Formerly a bustling bar and restaurant, this turn-key commercial building has undergone significant updates, making it primed for its next chapter. Updates include new insulation, roof, windows, waterlines, electrical, flooring, water heater and water softener, and much more. All existing bar and restaurant equipment are included, facilitating a seamless transition into business ownership. Upstairs, you'll find a 2-bedroom apartment that's been completely gutted and fitted with new windows, giving you a blank canvas to create your own living space or additional business area. On the outside of the building you will find a 12x30 insulated, heated, and cooled storage shed, ideal for housing your inventory or expanding your operations.

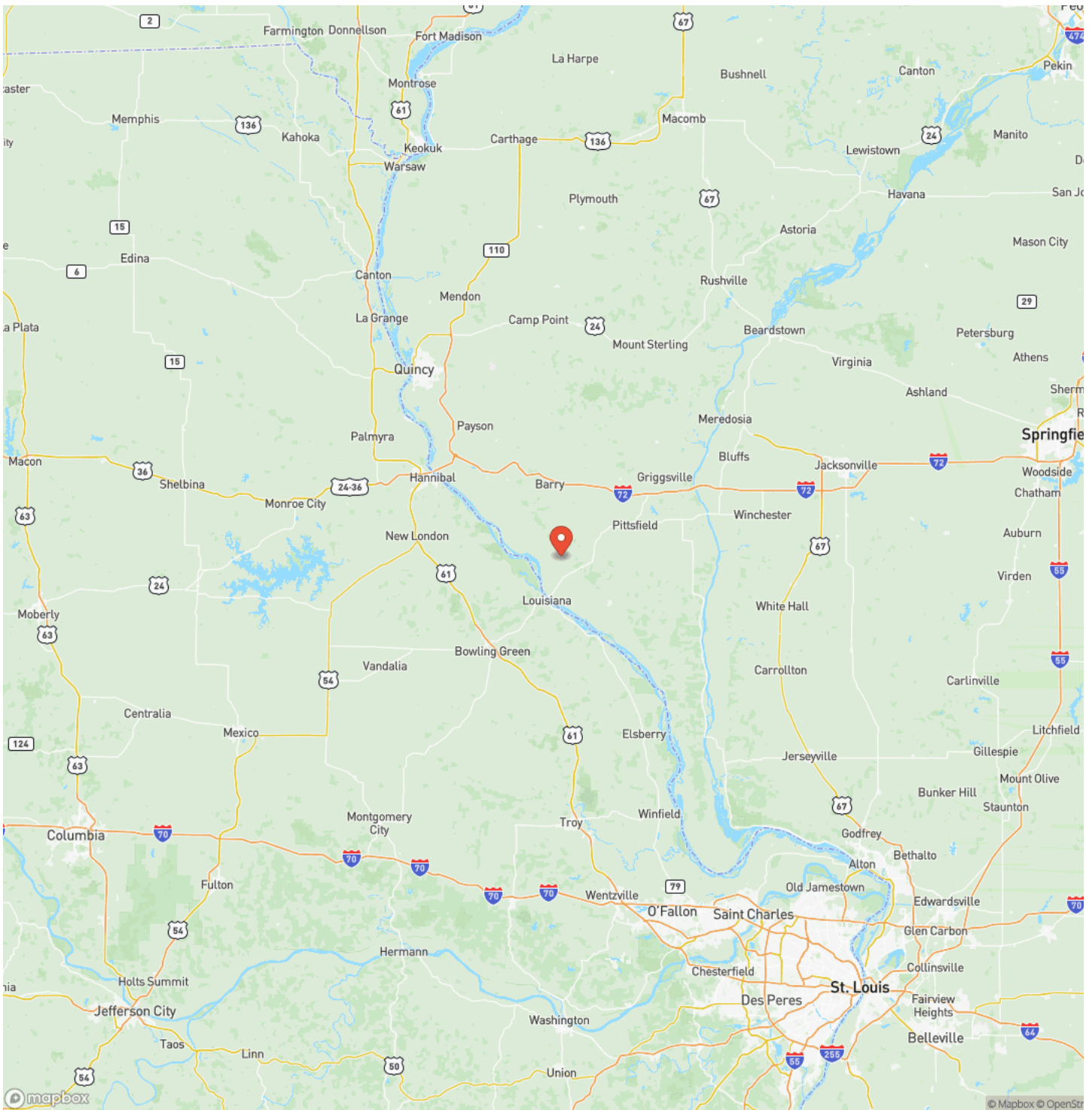
17644 US HWY 54, Rockport, IL  
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## Locator Map



# Locator Map



**MORE INFO ONLINE:**

[www.ridgelinesalesgroup.com](http://www.ridgelinesalesgroup.com)

## Satellite Map



17644 US HWY 54, Rockport, IL  
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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**

Chris Nichols

**Mobile**

(217) 473-3777

**Office**

(217) 473-3777

**Email**

qdmchris@yahoo.com

**Address**

116 W. Washington St.

**City / State / Zip**

Pittsfield, IL 62363

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Ridgeline Sales Group, LLC**  
116 W. Washington St.  
Pittsfield, IL 62363  
217-285-5800  
[www.ridgelinesalesgroup.com](http://www.ridgelinesalesgroup.com)

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