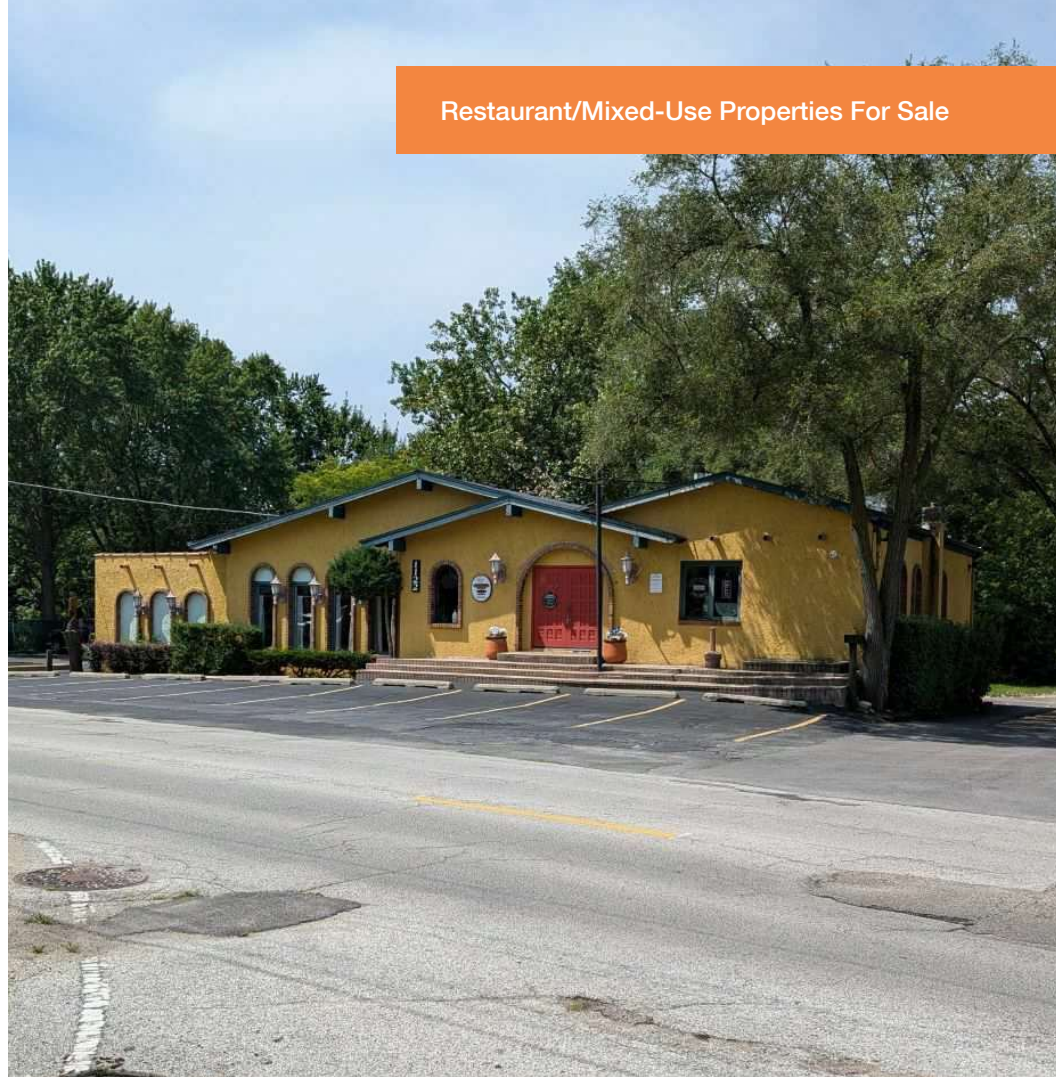




Restaurant/Mixed-Use Properties For Sale



MIXED-USE INVESTMENT OPPORTUNITY

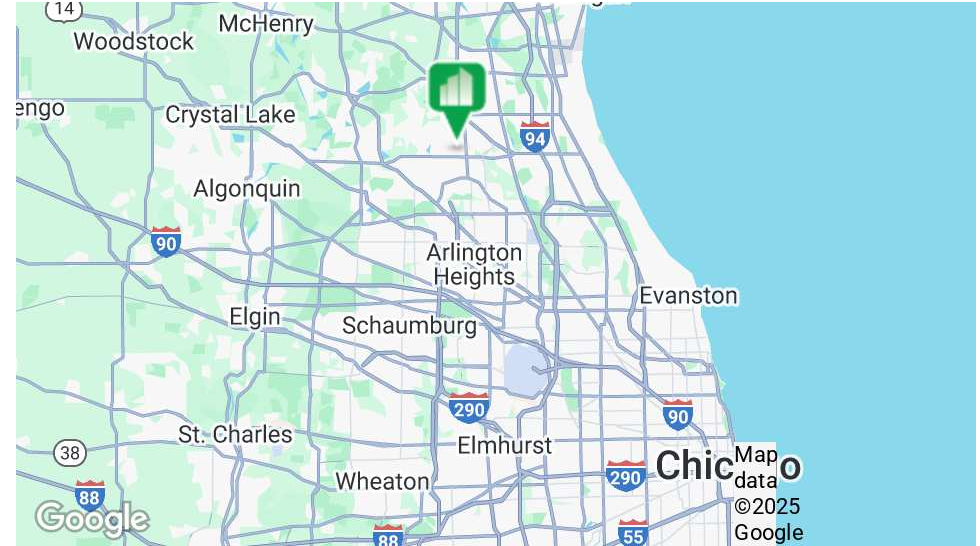
PLEASE DO NOT DISTURB EMPLOYEES, LISTING BROKER MUST ACCOMPANY ALL SHOWINGS

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MIXED-USE INVESTMENT OPPORTUNITY



Sale Price

\$1,450,000

LOCATION OVERVIEW

Adjacent to Diamond Lake Beach and a village park, this long term establishment in Mundelein is just off Rte. 83 on Diamond Lake Rd.

OFFERING SUMMARY

Restaurant Property Size:	4,275 SF
Mixed-Use Property Size:	8,600 SF
Lot Size:	1.05 Acres
Price / SF:	\$112.62
Zoning:	L-MU (Lakefront - Mixed Use)
Taxes:	\$42,030

PROPERTY HIGHLIGHTS

- Currently Active, Fully Equipped Restaurant for Owner/User
- Gaming and Liquor License transferrable (with no name change and with background check)
- Fully Leased Convenience Store and 2 Residential Units included in Sale
- Upside Potential for increased sales with increased hours of operation and participation in Village Events
- Family Owned Restaurant with over 40 years of history in the Mundelein area
- FF&E included in sale
- Off street parking and storage shed included

MIXED-USE INVESTMENT OPPORTUNITY





MIXED-USE INVESTMENT OPPORTUNITY

FF&E

Walk in Freezer 12x10
Walk in refrigerator 12x10
Liquor locked cage 4x20
Large chest freezer 8 ft x 3 ft
Large chest freezer 6 ft x 3 ft
Upstairs bar wooden
3 Compartment sink
Extra large stainless basin with drain
Chest freezer 3x2
True refrigerator 3 door 10 ft by 20 ft
Ansul fire prevention system
Large 8 burner commercial stove with grill
Anets large 2 compartment fryer x2
Small dessert fryer (new)
9 Stainless steel prep counters
3 Commercial microwaves
Large 6 compartment steel steamer table with cutting surface and shelves
Large commercial char broiler 5 ft x 3 ft with stainless steel prep surface attached
3 Hatco commercial warmers
Vulcan oven 2 door with griddle
Large 6 burner stove
Wyatt large griddle with 2 side stove burners
CMA commercial dishwasher with booster
Stainless steel counter with utility
2 Large compartment sink
True refrigerator 2 door large commercial
True 1 door commercial freezer
Holbert commercial mixer
Commercial grade meat tenderizer
Citro Caca juicer

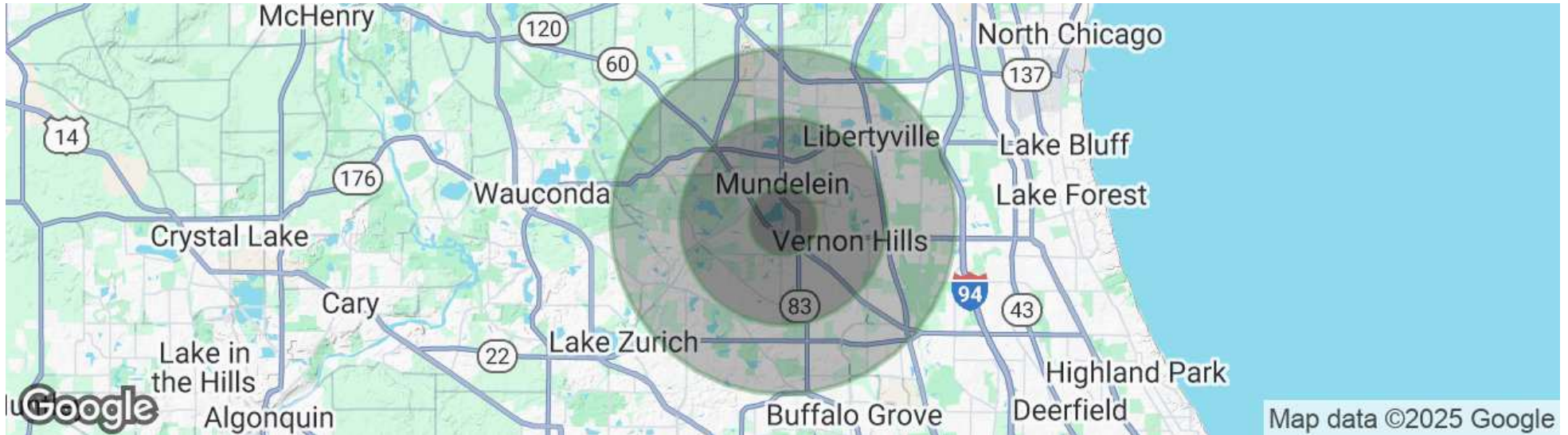
Hobart bandsaw
Glass door refrigerator
Commercial pots/pans and utensils
Server station with sink and ice chest and water server
5 Dish pan keepers
2 TVs
30 Bar stools
Bar that seats 14
Beer cooler 6x3
Bar freezer 3x3
3 Door glass+A42:A48 beer coolers (King)
2 Closed door bar coolers (King)
Complete lightspeed POS system (new) includes 2 handhelds, 1 stationary bar POS, 3 printers
Alcohol inventory
New ADT alarm system with 16 high definition 180 degree cameras
Dining room tables
Dining room chairs

IN GARAGE
2 Steam tables
2 Warmers
2 Warming cabinets
Wine refrigerator
Small fryer
Grill

MIXED-USE INVESTMENT OPPORTUNITY



MIXED-USE INVESTMENT OPPORTUNITY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,754	67,203	119,858
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,248	24,516	43,626
# of Persons per HH	3	2.7	2.7
Average HH Income	\$125,505	\$161,963	\$187,237
Average House Value	\$376,861	\$438,282	\$516,838

Demographics data derived from AlphaMap