



Size: 1,307 s.f.

Uses: Retail, catering with indoor/
outdoor venue, offices.

Site: 3,123 s.f. (.071 acre)

2016 Complete Renovation: Masonry; roofs (shingle and front metal); electrical; plumbing (2) bathrooms with tub/shower, 50 gal. hot water heater, kitchen; kitchen cabinets, marble counters and appliances; doors; windows; siding; hardwood and ceramic floors; fenced rear gardens, rear concrete sidewalks, 11'x14' patio under wooden pergola and three car parking, reinforced concrete pad.



Power: 200 amp 240 volt

Zoning: C-3 Centralized Commercial

Parking: 3 private off alley, +120 street

Real Estate

Taxes: \$9,917.59 (\$7.59 s.f) PIN:
15-34-221-030-0000

Price: \$350,000

EXCLUSIVE AGENT:

Andy Polivka

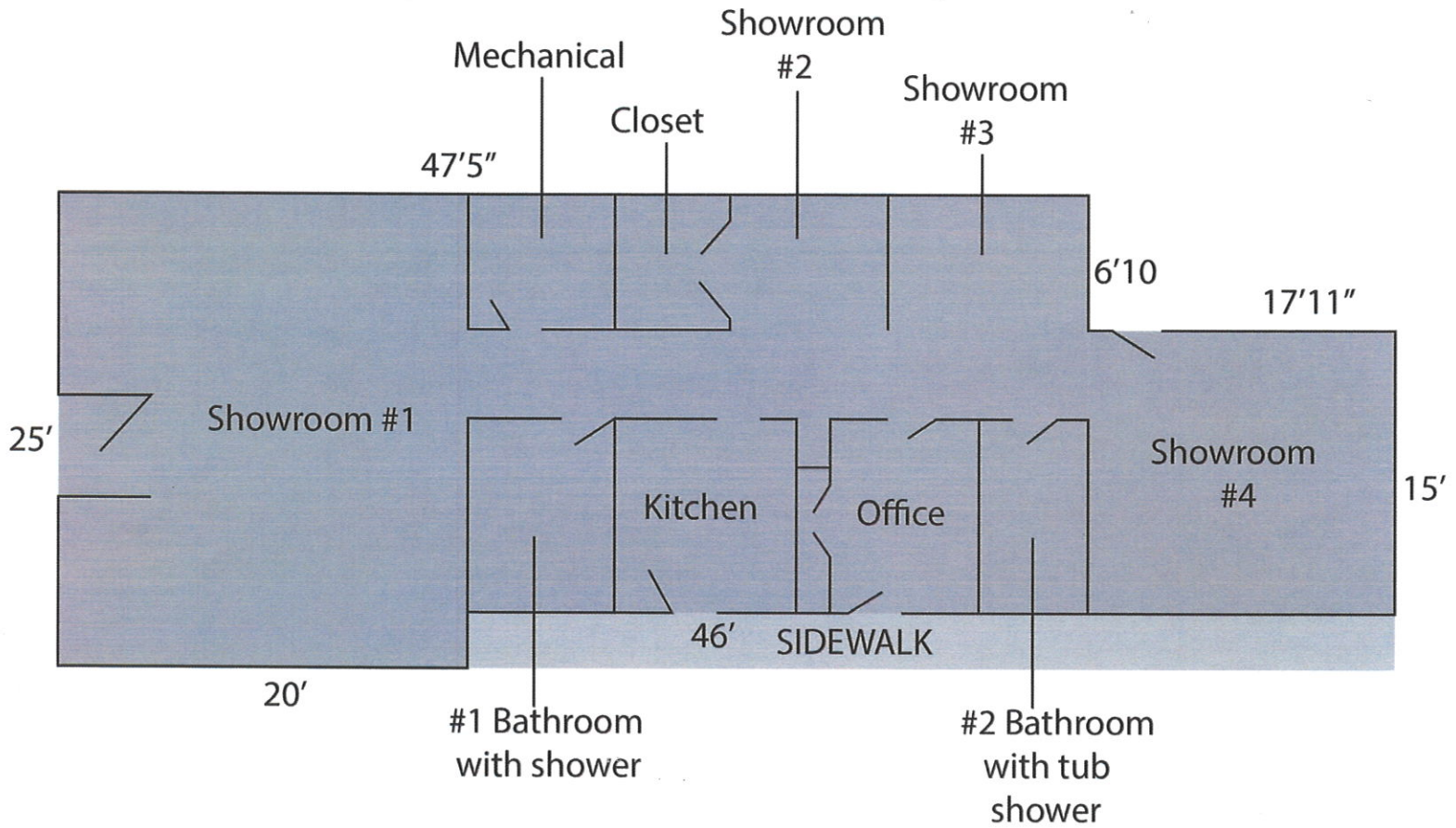
Direct: 630.564.0017

apolivka@thepolivkagroup.com

All information herein is from sources deemed reliable, but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms.

THE POLIVKA GROUP LLC

COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE



9142 Broadway Avenue
Brookfield, IL 60513
1,307 S.F

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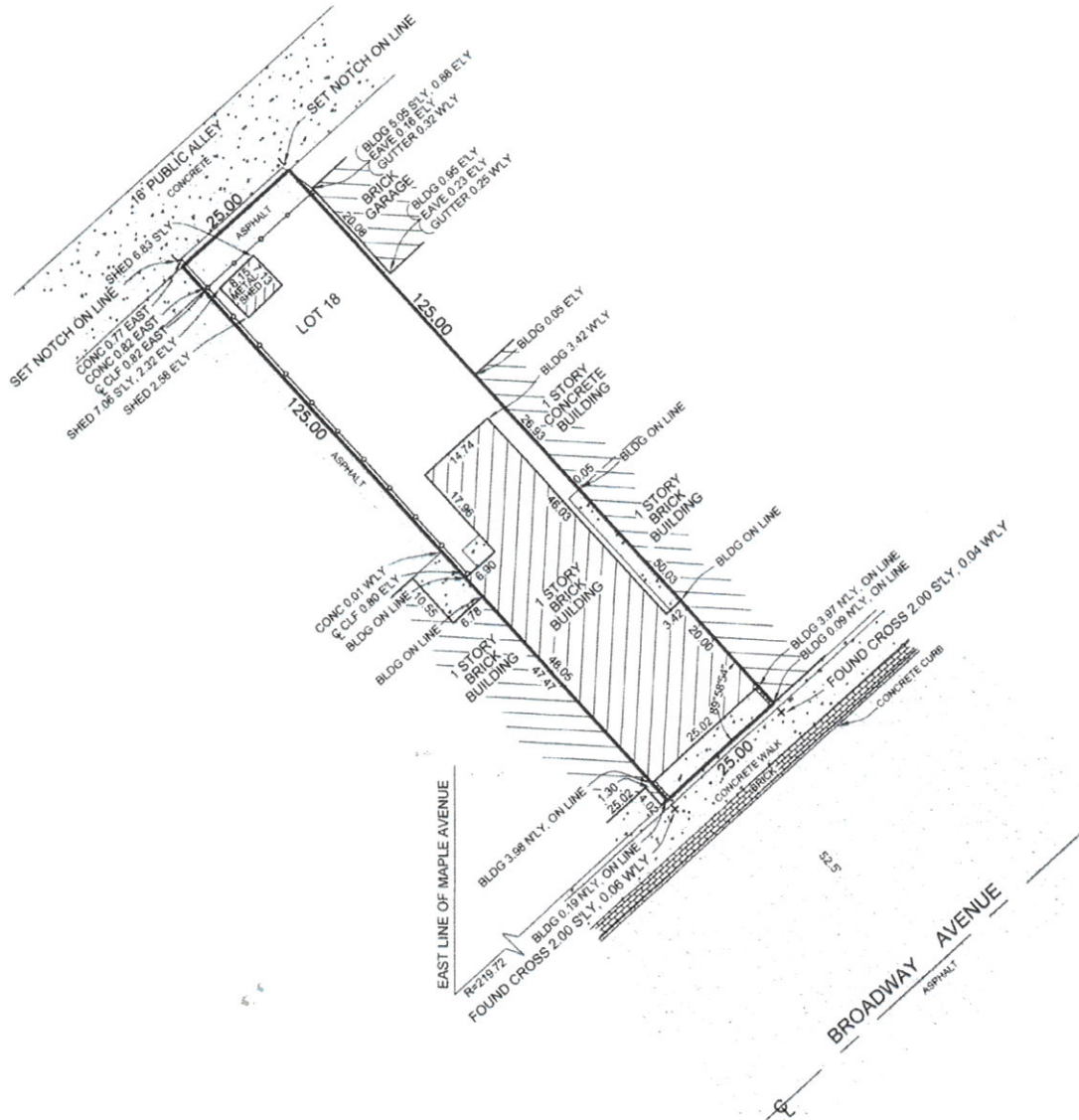
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

LOT 18 IN BLOCK 22 IN BROOKFIELD MANOR, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 9142 BROADWAY AVENUE, BROOKFIELD.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: NOVEMBER 17, 2015.

BUILDING LOCATED: NOVEMBER 17, 2015.

ORDERED BY: LYONS LAW GROUP LLC

PLAT NUMBER: 88K64 & 152317 SCALE: 1" = 20'

LEGEND

- M. = MEASURED DIMENSION
- R. = RECORDED DIMENSION
- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- C. = CENTER LINE
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- V.F. = VINYL FENCE
- I.F. = IRON FENCE

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

LOT AREA: 3,125 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446



LICENSE EXPIRATION
11-30-2018

**FOR SALE— 1,307 s.f.
9142 Broadway Avenue
Brookfield, IL 60513**

THE POLIVKA GROUP LLC
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CURRENT RETAIL AREAS – FOUR (4) 885 s.f.

- **SHOWROOM #1:** (South) Main entrance from Broadway Avenue – 20' X 25' – 23 S.F. entry vestibule = 477 S.F.
- **SHOWROOM #2:** 8.41' x 7.5' = 63 s.f. + (closet) 3.91' x 7.5' = 30 s.f. Total Both 93 s.f.
- **SHOWROOM #3:** 7.5' x 10.66' = 80 s.f.
- **SHOWROOM #4:** (North) 17.96 x 14.74 = 265 s.f.

KITCHEN – 10.75' x 7.33' = 79 s.f. The perfect catering preparation/serving area with east entry door to outdoor garden.

- Marble counters and back splash with white cabinets and drawers on both sides of kitchen.
- Stainless steel deep well sink 1'8" wide x 2'9" long x 1'3" deep with foodservice grade flex faucet with spray.
- Whirlpool natural gas 4 burner stove and oven.
- Whirlpool microwave mounted above stove.
- Whirlpool dishwasher.
- Frigidaire refrigerator with top freezer.

OFFICE – 10.75' x 8' = 86 s.f. Possible additional food preparation area or bar as it shares wall with kitchen sink.

- Desk alcove (with bi-fold doors) 6.75' x 2.5' = 17' s.f. desk with two (5 shelf) units on each side.
- 10.75' long countertop with white cabinets above.

BATHROOM #1 – 10.75' x 6' = 65 s.f.

- Shower, toilet and vanity sink with ceramic floor.

BATHROOM #2 – 10.75' x 5.5' = 60 s.f.

- Bathtub with shower, toilet and vanity sink with ceramic floor.

MECHANICAL ROOM – 7.5' x 5.83' = 44 s.f.

- Janitorial sink, Rheem 50-gallon natural gas hot water heater, Lennox natural gas furnace HVAC, 100 amp electric subpanel, water meter.

REAR WOOD FENCED AND GATED EXTERIOR GARDEN ENTERTAINMENT AREA: 30' x 25' = 750 s.f.

- Beautifully built steel and wood pergola with 11' x 14.33' concrete underneath, three sided 5'9" high wooden fence, manicured gardens, 3.33' x 8' open end wooden storage structure, electric receptacle and hose bib.

THREE CAR PARKING OFF ALLEY BEHIND LOCKING WOODEN GATE AND FENCE: 20.06' x 25' = 502 s.f.

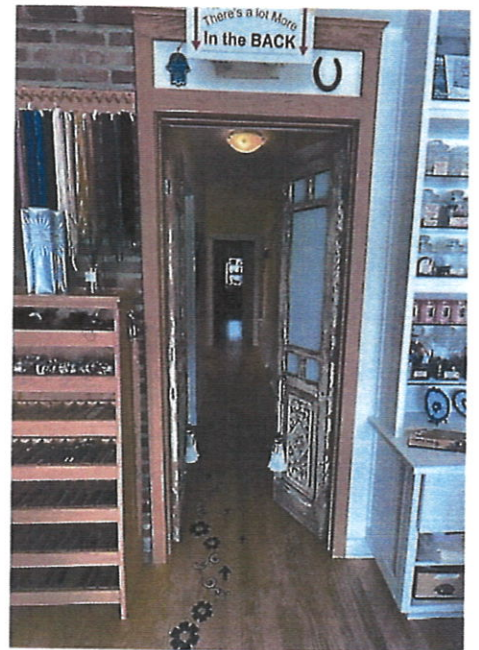
- Reinforced concrete parking slab is rated to support a three-car garage on the pad.

Exclusive: Andy Polivka, Broker
Direct: (630) 564-0017
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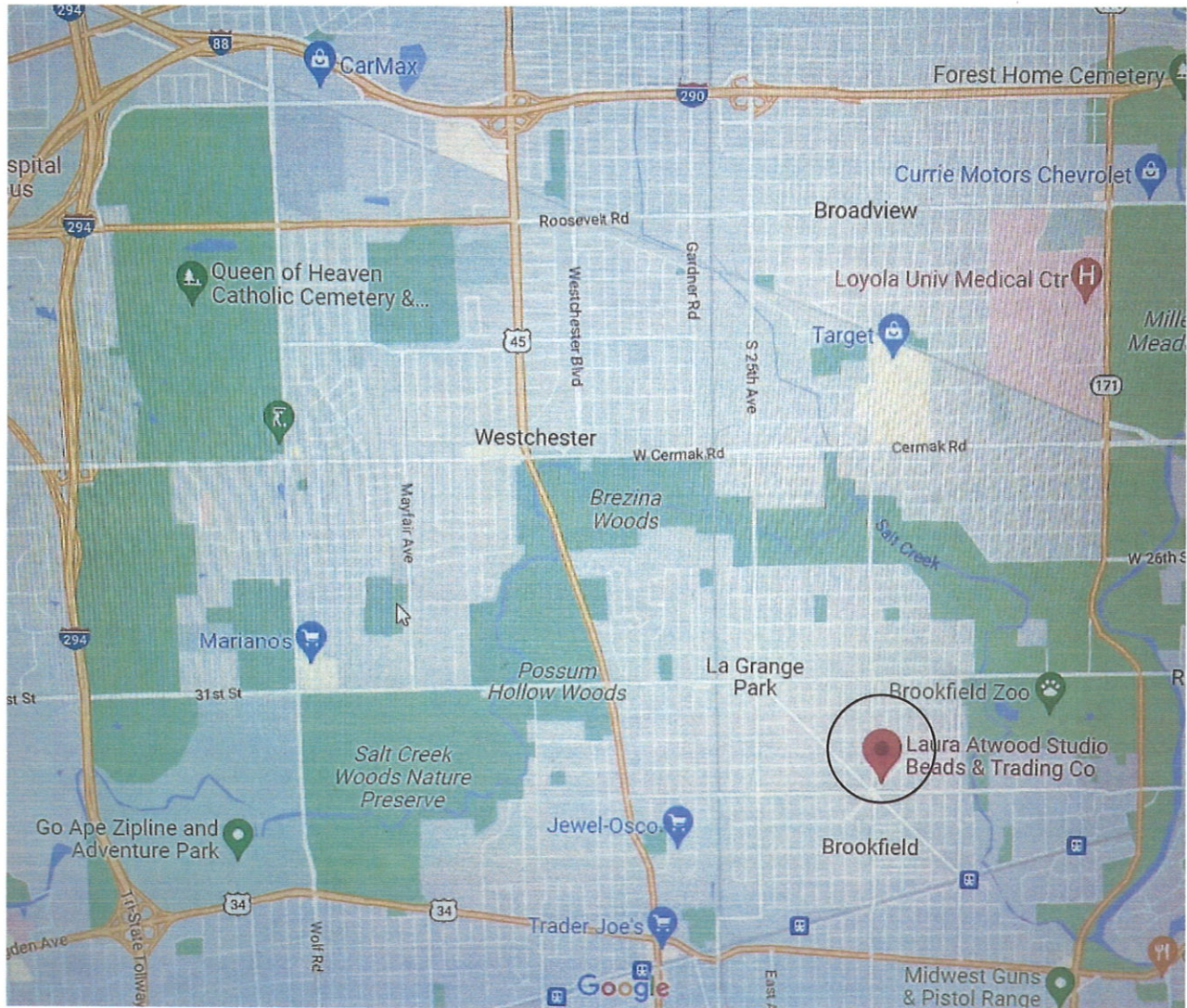
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Location Map



EXCLUSIVE AGENT:

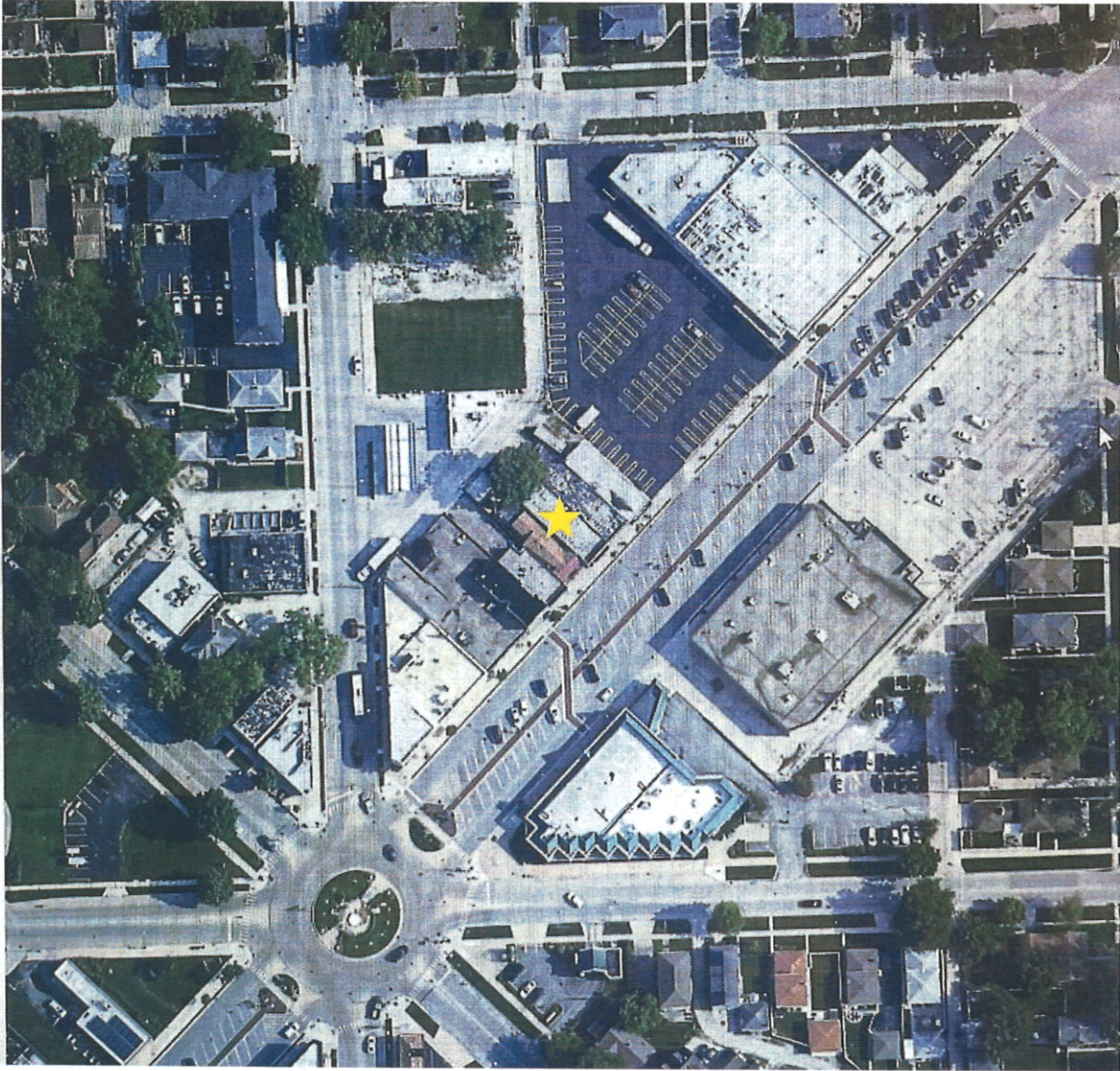
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Aerial



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