

**SPARTAN** REAL ESTATE & DEVELOPMENT, INC.

# **FOR SALE - BUSINESS & PROPERTY**

## **Free-Standing Fast-Food Restaurant**

### **750 N. Addison Road, Villa Park, IL 60181**

## ***FOR SALE***

***For Information Contact:***  
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## **PROPERTY HIGHLIGHTS/OVERVIEW**

- ◆ **DON'T MISS THIS OPPORTUNITY TO OWN A THRIVING BUSINESS IN A PRIME LOCATION**
- ◆ **FULLY EQUIPPED FAST-FOOD RESTAURANT WITH IN-DOOR AND OUTDOOR SEATING FOR 52 (MOL)**
- ◆ **2,000 SQ. FT. (MOL) FREE-STANDING MASONRY BUILDING**
- ◆ **REAL ESTATE TAXES (2023) - \$11,038**

## **ASKING PRICE: SUBJECT TO OFFER**

**SELLER WILL CONSIDER SELLING BUSINESS ALONG WITH PROPERTY  
OR BUSINESS ONLY WITH A LEASE-BACK (NNN) ON THE PROPERTY**

# **FREE-STANDING FAST-FOOD RESTAURANT**

## **750 N. ADDISON ROAD, VILLA PARK, IL 60181**

### **PROPERTY OVERVIEW**

#### **SALE**

**HIGHLIGHTS:** This is a rare opportunity to own a lucrative, well established fast-food restaurant offering indoor and outdoor dine-in, take-out, catering and delivery services.

The restaurant currently has (6) video gaming machines, an ATM, and a liquor license. An application and approval with the Village/State will be required for new ownership.

The property is highly visible and is situated just south of North Avenue on the SWC of West Stone Road and North Addison Road with access to both roads.

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#### **PROPERTY DATA:**

**Site Area:** The subject site consists of 1 parcel, forming an irregular rectangular shape, improved with all utilities

**Lot Size:** 10,454 sq. ft. (MOL)

**Seating:** Total: 52 +/- (40 +/- indoor seating and 12 +/- patio seating)

**Total Area  
Of Building:** 2,000 sq. ft. (MOL) free-standing masonry one-story building

**Parking:** Asphalt paved parking for 30 +/- cars

**P.I.N./Taxes:** 06-04-114-008 (\$11,038—2023)

**Zoning:** C-3 Commercial District

**Transition  
Support:** Seller will assist with transition support

**Seller  
Motivation:** Retiring