

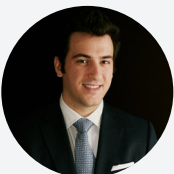
**BERKSHIRE
HATHAWAY**
HOMESERVICES
CHICAGO



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**HIGH TRAFFIC
RESTAURANT
ON WHEELING'S
RESTAURANT ROW**
WHEELING, IL 60090



PROPERTY SUMMARY

Excellent restaurant opportunity on the busy Milwaukee Ave in Wheeling IL. Turnkey restaurant with Gaming. Full service restaurant, bar, and party room on ground level. Huge 3 bedroom apartment on 2nd level already rented out. Basement has another party room, dance floor, bar, 4 walk ins, storage, and bathrooms. Gaming Income is near \$100,000 annually.

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SPECIFICATIONS

| | | | |
|----------------------------|--|-------------------------|------------|
| Offering Price | \$2,495,000 | Property Type | Retail |
| Subtype | Bar, Restaurant | Investment Type | Owner/User |
| Investment Sub Type | Redevelopment | Square Footage | 10,761 |
| Price/Sq Ft | \$231.86 | Year Renovated | 2012 |
| Buildings | 1 | Stories | 2 |
| Permitted Zoning | B-3 | Lot Size (sq ft) | 71,218 |
| APN | 03-12-101-050-0000 03-12-101-052-0000 03-12-101-060-0000 | | |

LUXURY
COLLECTION







LUXURY COLLECTION



INVESTMENT HIGHLIGHTS

- Turnkey operation
- Gaming income near \$100,000
- Rental income from apartment
- Near 2 acre lot
- Excellent candidate for redevelopment or new business
- Patio seating in 2 spaces
- 2 bars
- Tons of space



LUXURY
COLLECTION



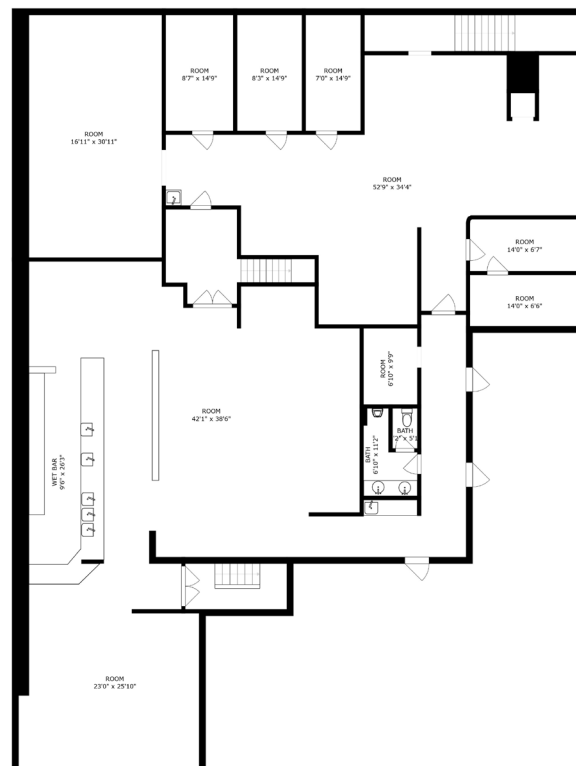
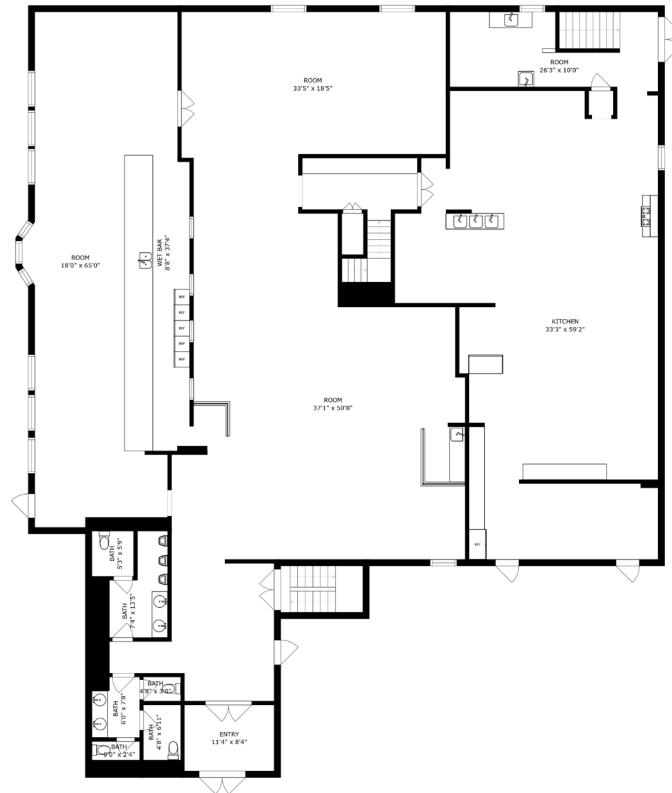


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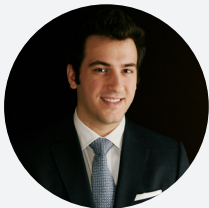


FLOOR PLANS





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