

**BERKSHIRE
HATHAWAY**
HOMESERVICES
CHICAGO



PRESENTED BY



VACILIKI RESS
773.617.7629
KRess@BHHSChicago.com



IOANNIS RESS
773.818.5536
IRess@BHHSChicago.com

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	\$2,395,000	Property Type	Retail
Subtype	Bar, Restaurant	Investment Type	Owner/User
Investment Sub Type	Redevelopment	Square Footage	10,761
Price/Sq Ft	\$222.56	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		

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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

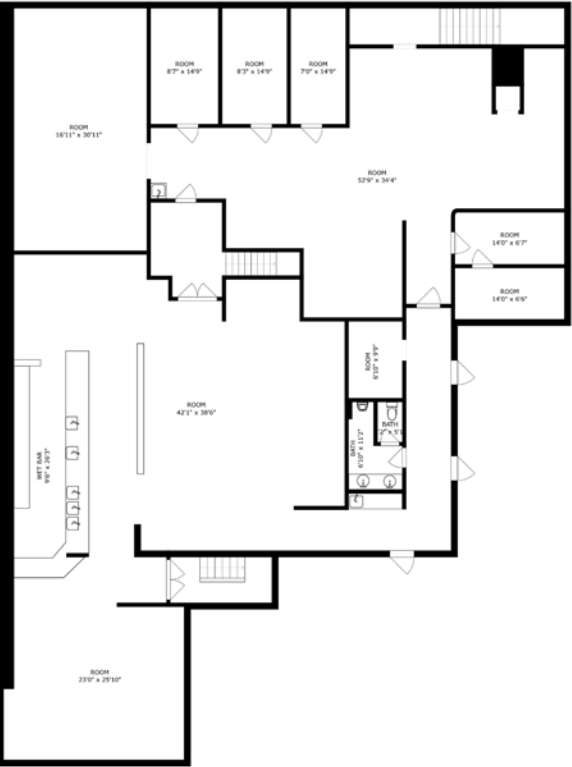
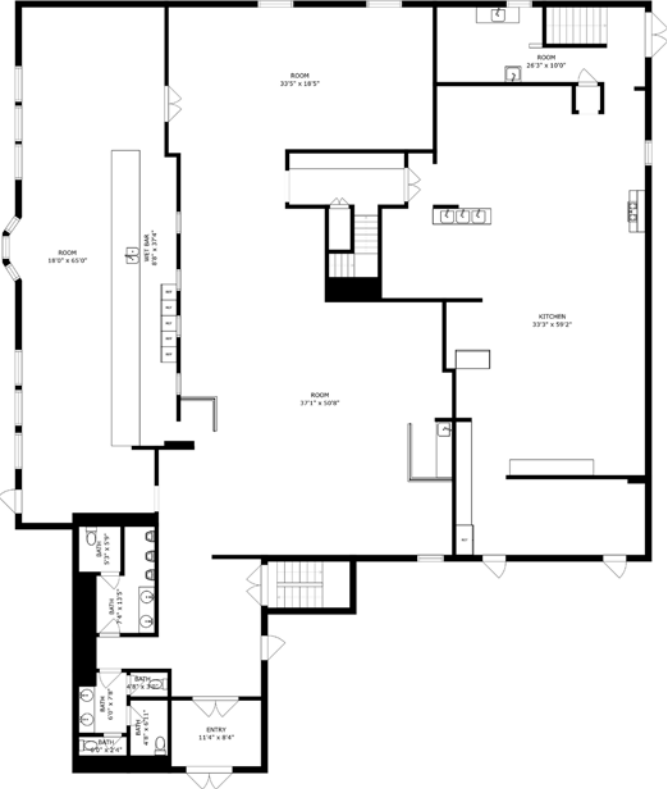


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FLOOR PLANS





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