

■ Property For Sale, Ideal Use For Restaurant, Event, Banquet Hall & More!

4N250 ILLINOIS 47

Maple Park, IL 60151



SIZE:

5,496 SF
3.28 Acres

ADDRESS:

4N250 Illinois 47 Maple Park, IL 60151

SUMMARY:

Introducing a prime investment opportunity in the Maple Park area! These remarkable buildings totaling 5,496 square feet, is situated on 3.28 acres of F-2 zoned land, making it perfect for farm-to-table ventures with the potential to utilize what's already being grown on the property. The property already possesses a valuable liquor license, providing added potential for investors.

ZONING:

F-2

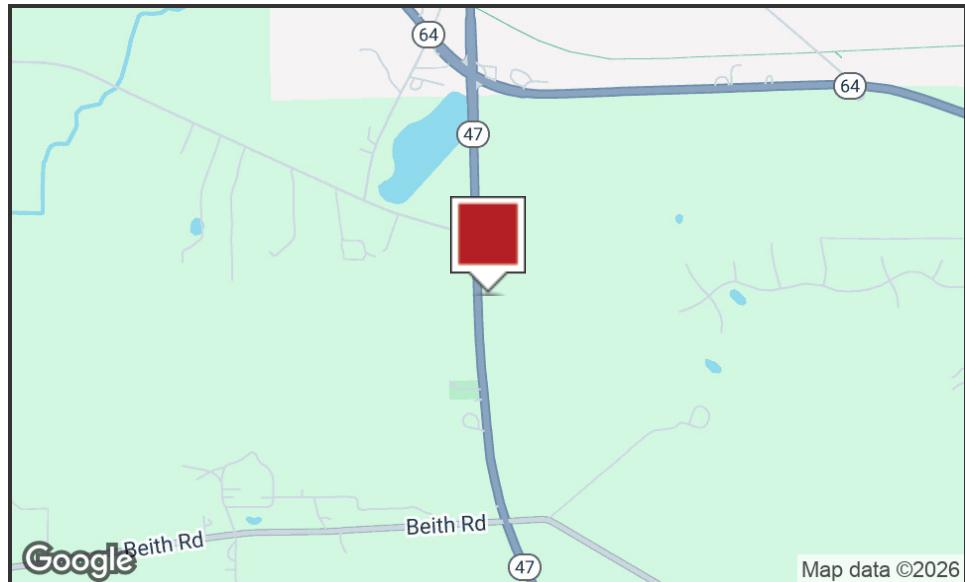
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Executive Summary



OFFERING SUMMARY

Sale Price - Building, equipment, & business:	\$1,950,000
Sale Price - Building & equipment:	\$1,850,000
Sale Price - Building/property only:	\$1,700,000
Building Size:	5,496 SF
Price / SF:	\$336.61

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the Maple Park area! This remarkable 5,496 square foot building is situated on 3.28 acres of F-2 zoned land, making it perfect for farm-to-table ventures with the potential to utilize what's already being grown on the property. The expansive acreage offers ample space for agricultural pursuits, creating an ideal setting for farm-to-table dining experiences. Additionally, the property already possesses a valuable liquor license, providing added potential for investors seeking to enhance the offering with beverage services. Don't miss out on the chance to transform this exceptional property into a thriving farm-to-table destination.

PROPERTY HIGHLIGHTS

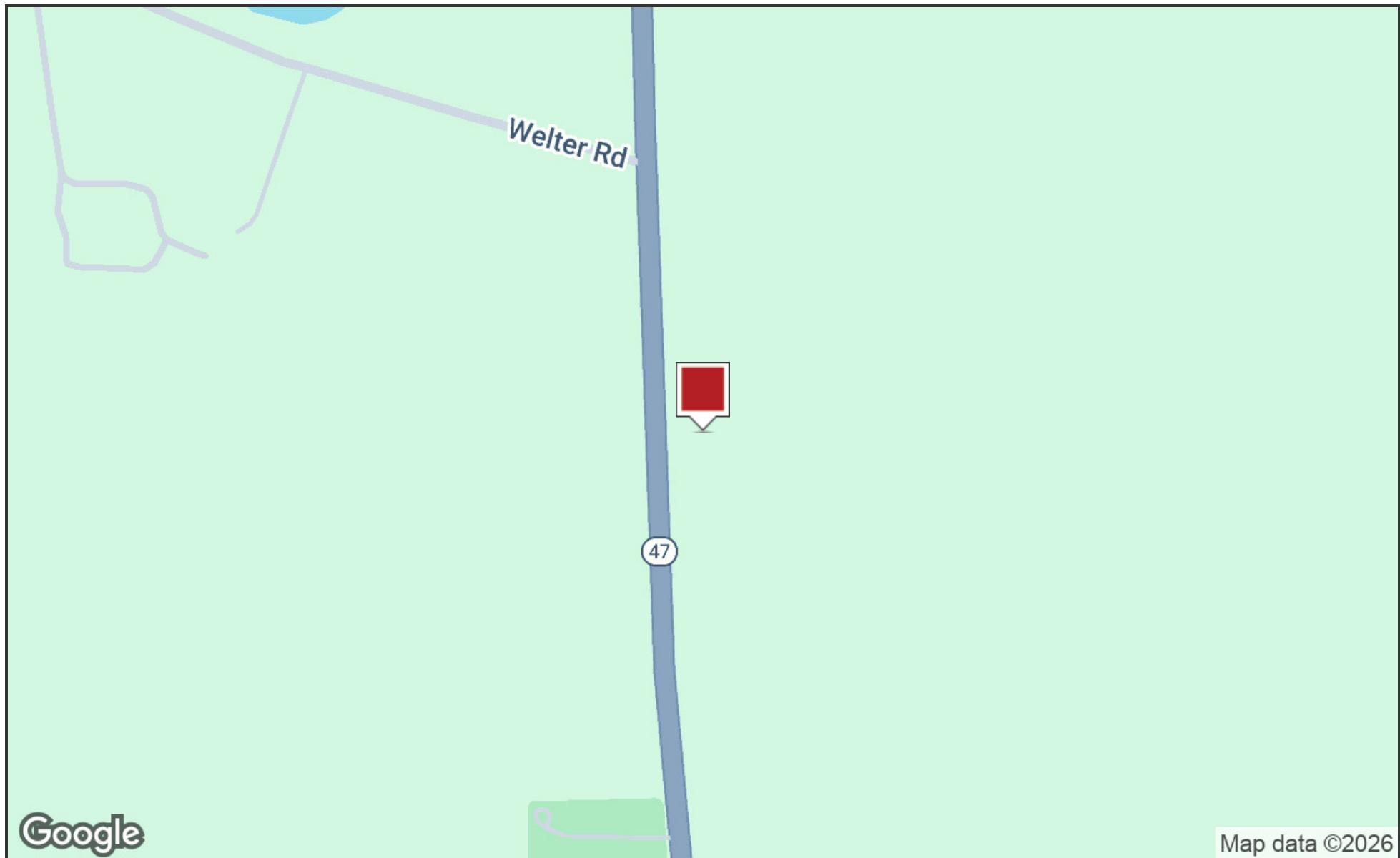
- 5,496 SF building with flexible design
- Situated on 3.28 acres of F-2 zoned land
- Ideal for farm-to-table ventures
- Potential for on-site agricultural use
- Existing liquor license for added versatility

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■ Location Map



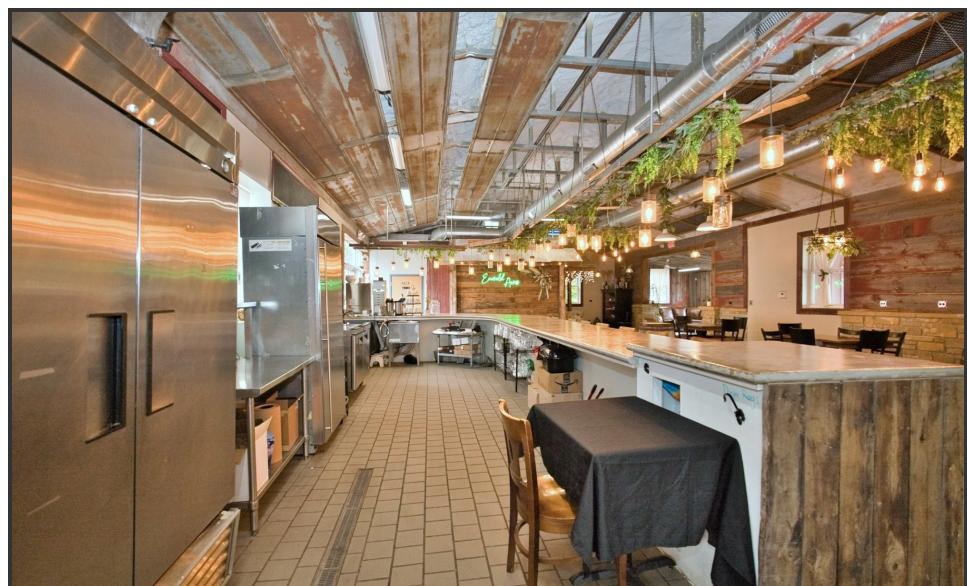
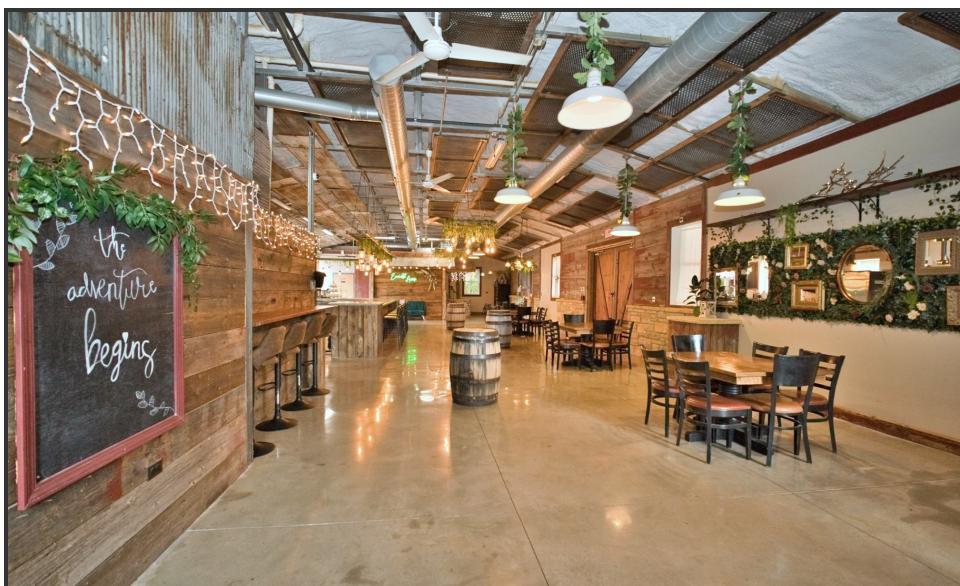
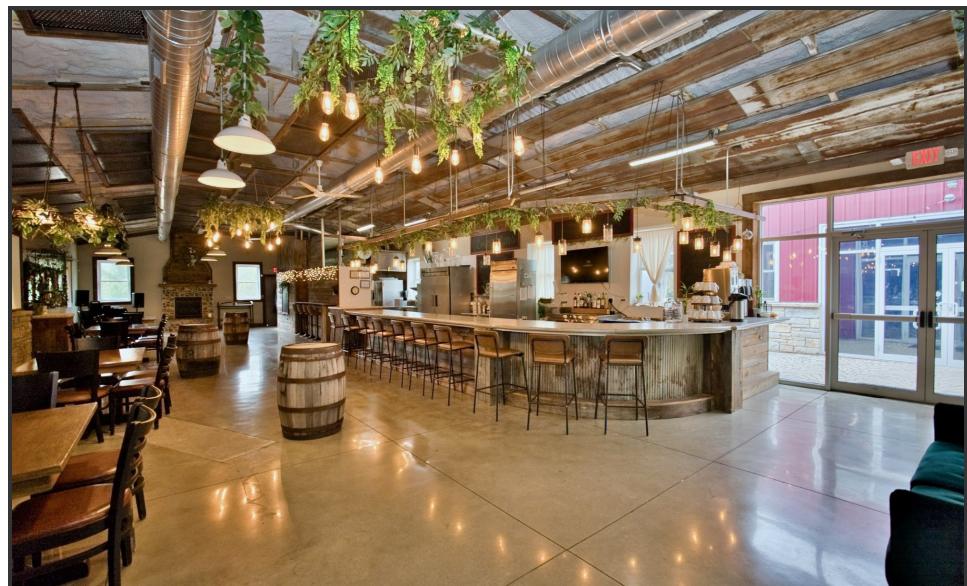
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■ Additional Photos



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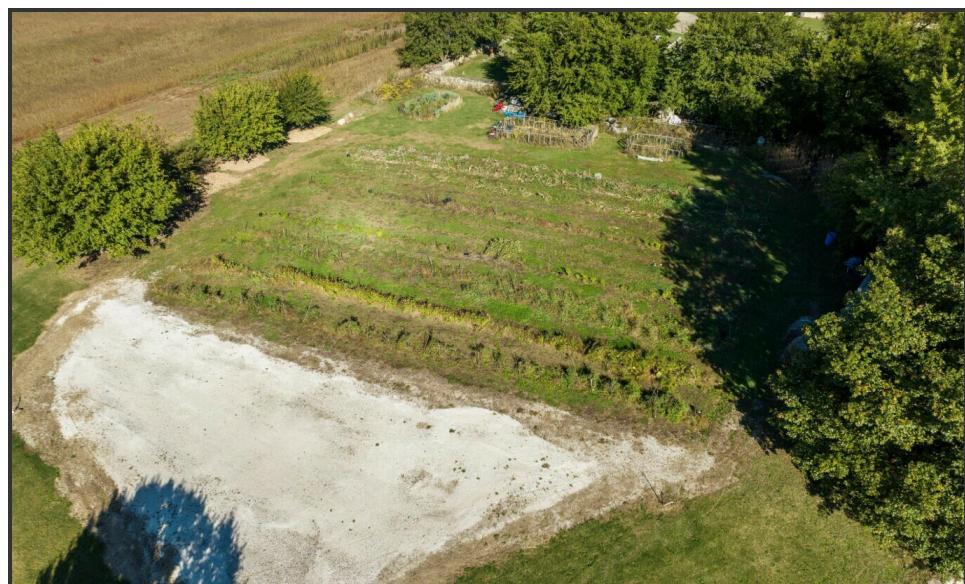
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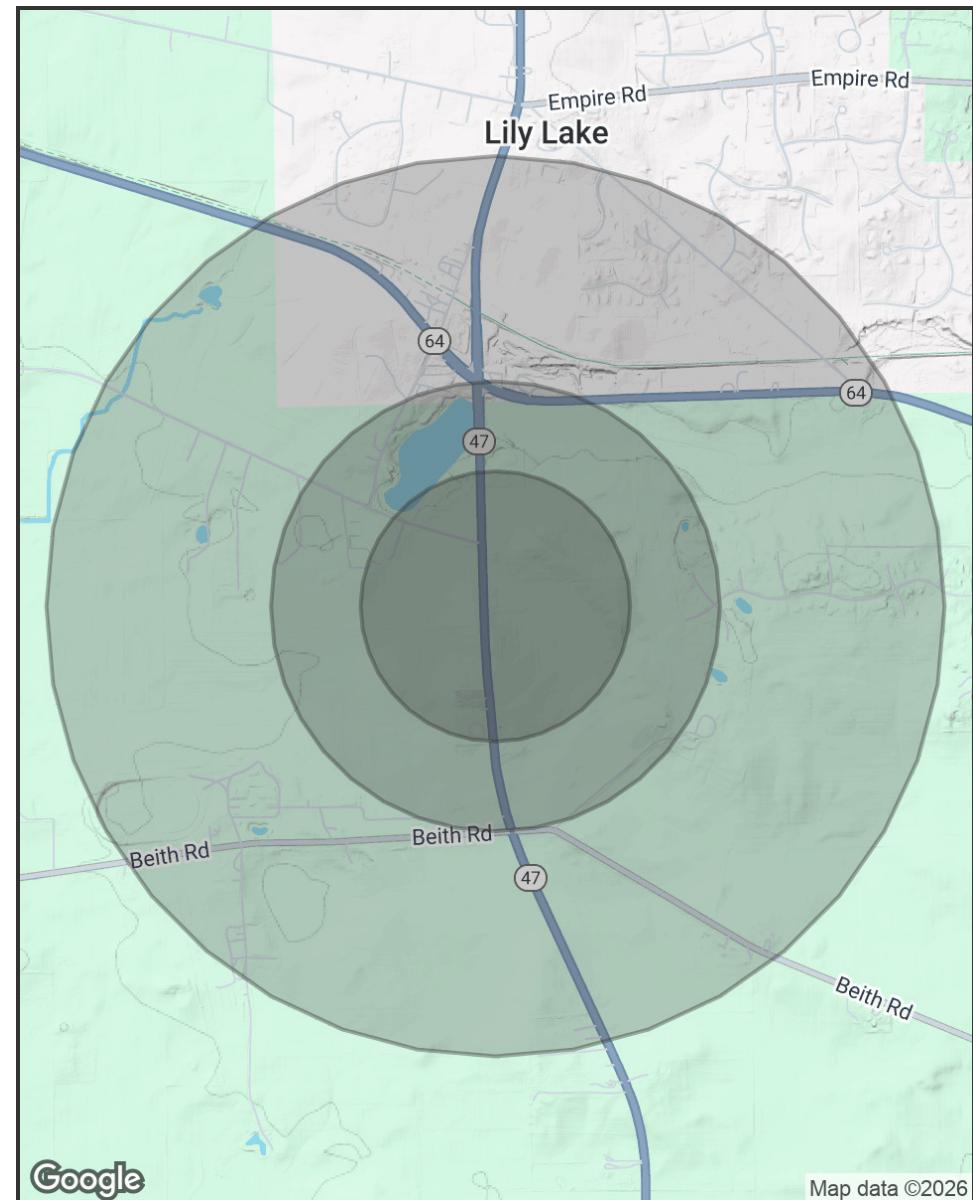
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21	57	482
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	20	176
# of Persons per HH	3	2.9	2.7
Average HH Income	\$186,968	\$185,652	\$170,048
Average House Value	\$494,137	\$492,152	\$469,060

Demographics data derived from AlphaMap



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