

FOR SALE

Florio's Italian Restaurant
1540 Carlemont Drive
Crystal Lake, IL 60014



PROPERTY SPECIFICATIONS

Restaurant 2,700 SF	
Serving	Dinner
Association Dues	\$972 / Month
Seating	90 Guests
Equipment	See Attached List
Revenue Summary	April 30, 2025-December 31, 2025 \$686,245
Restaurant Built	2025
Furnishings & Equipment	High End, New and Included
Ownership	Willing to Assist During Transition
Zoning	B-2 General Business
Taxes 2024	\$8,228
PIN	19-18-479-024



OFFERING PRICE: \$1,495,000

Financials Available NOA Requested

**BERKSHIRE
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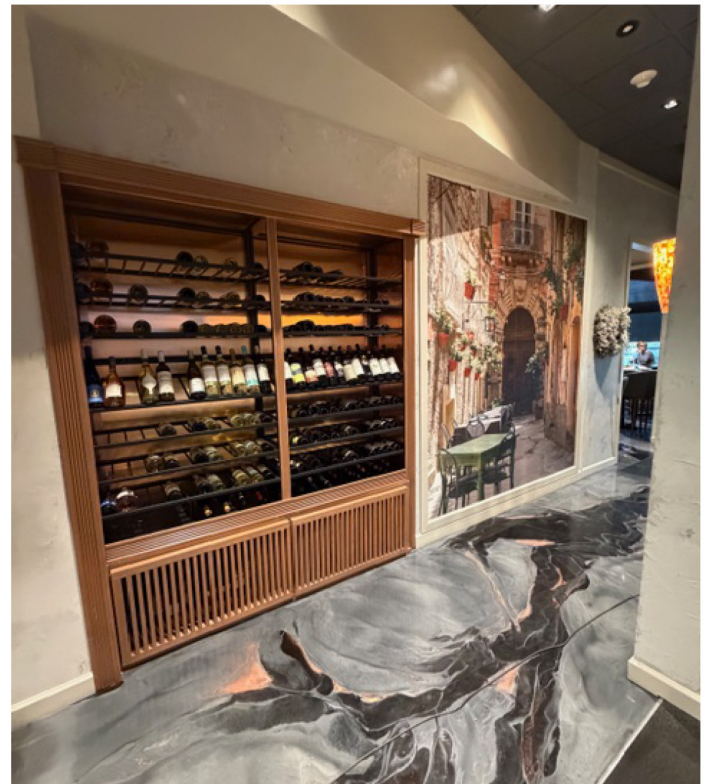
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330 W. Virginia Street, Crystal Lake, IL60014

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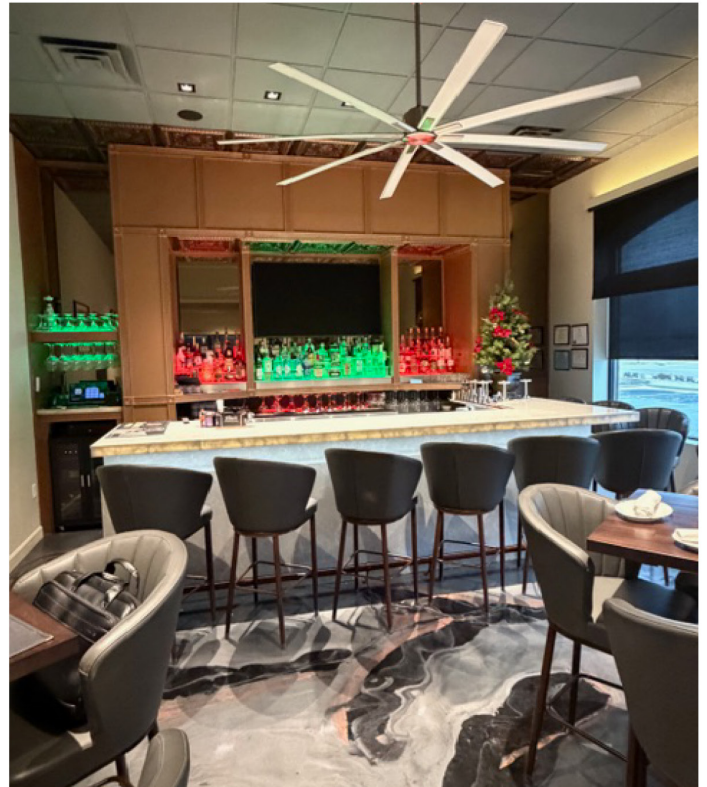
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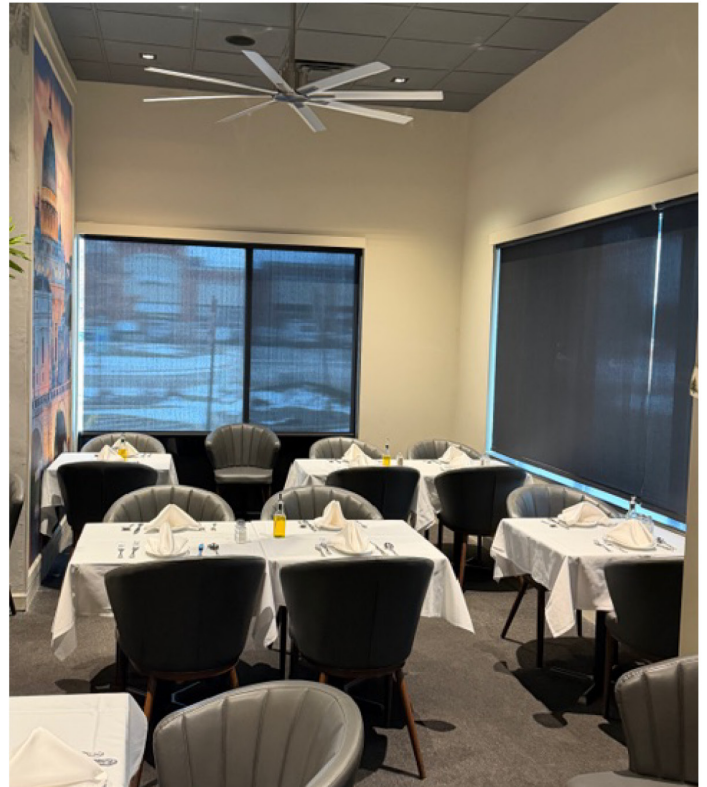
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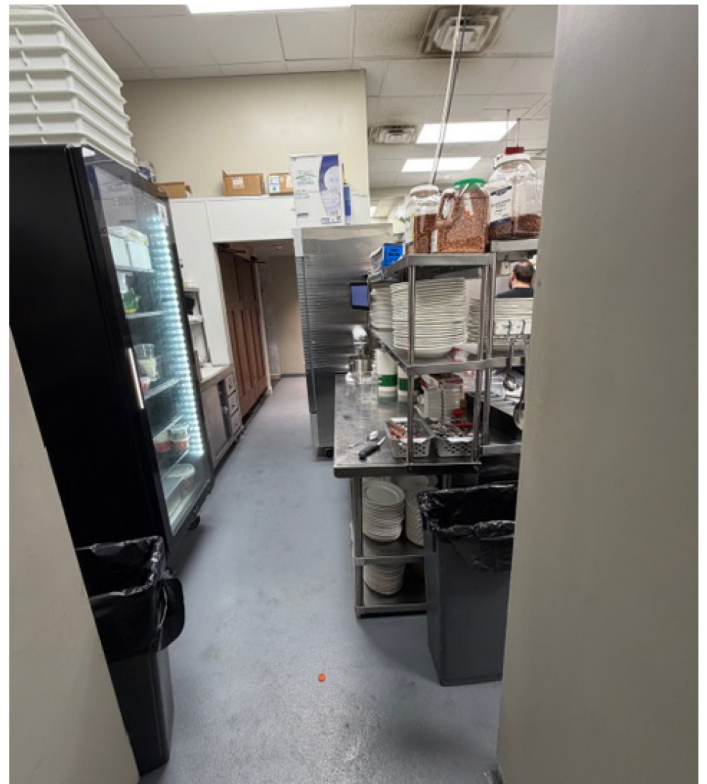
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EQUIPMENT LIST

KITCHEN

1	WALK IN COOLER			
1	DOUBLE DOOR UPRIGHT FREEZER			
1	SINGLE DOOR UPRIGHT FREEZER			
1	BOX FREEZER	36"		
1	TRUE ICE MACHINE & STORAGE BIN			
1	GLASS DOOR UPRIGHT REFRIDGERATOR			
1	BAY MARIE COUNTER FRIDGE			
2	SALAD PREP COUNTER REFRIDGERATO	48"		
1	TRUE REFRIDERATOR WORK TABLE	72"		
1	2 DRAWER REFRIDERATOR STAND	36"		
1	10 BURNER DUAL OVEN VULCAN RANGI	60"		
1	CPG GAS GRILL		36"	
1	VULCAN SALAMANDER		36"	
2	MICROWAVES			
1	ARCOBALENO DUAL COMPARTMENT SELF FILLING PASAT B			
1	54" 4 DECK PEERLESS PIZZA OVEN			
2	SERVIT FOOD WARMERS			
2	SLIDING DOUBLE DOOR STAINLESS WORK TABLES			
1	72" PICK UP TABLE W/ OVERHEAD SHELVES			
2	ROLLING STAINLESS CARTS			
1	15' STAINLESS HOOD & VENTILATION W/ ANSUL SYSTEM			
1	HEATED MAKE UP AIR UNIT			
1	48" PREP SINK			
2	18" STAINLESS WORK TABLES			
1	COUNTER KITCHEN AID MIXER			
1	HOBART FLOOR STAND MIXER			
1	KITCHEN HAND SINK			
1	3 COMP DISHWASHER SINK			
1	ECOLAB DISHWASHER W/ SIDE TABLES & SINK			
1	STAINLESS MOP SINK			
	PANS AND COOKWARE			
	TOAST SYSTEM			
	4 PRINTERS			
	3 TERMINAL SCREENS			
	4 HAND HELDS			
	DINING ROOM			
	11 30X30 WALNUT FINISH TABLES			
	15 36X36 WALNUT FINISH TABLES			
	3 30X30 WALNUT FINISH HIGH TOP TABLES			
	90 GRAY LEATHER BUCKET CHAIRS			
	22 GRAY LEATHER BUCKET BAR STOOLS			
	3 GRAY LEATHER BANQUETT SEATS			
	HOST STAND			

	DISHWARE & SILVERWARE GLASSES					
	1 FULL SERVICE STATION W/ SINK AND ICE BIN W/ SODA GU					
	1 BAR SERVICE GUN W/ICE BIN					
	90" 3 GLASS DOOR BAR COOLER					
	GLASS CHILLER					
	3 COMP BAR SINK					
	HAND SINK					
	2 SPEED RAILS					
	SOUND SYSTEM					
	65" FLAT SCREEN TV					
	84" BAR CEILING FAN					
	3 65" DINING ROOM CEILING FANS					
	2 ARTIFICIAL POTTED PALMS					
	POWER WINDOW SHADES					

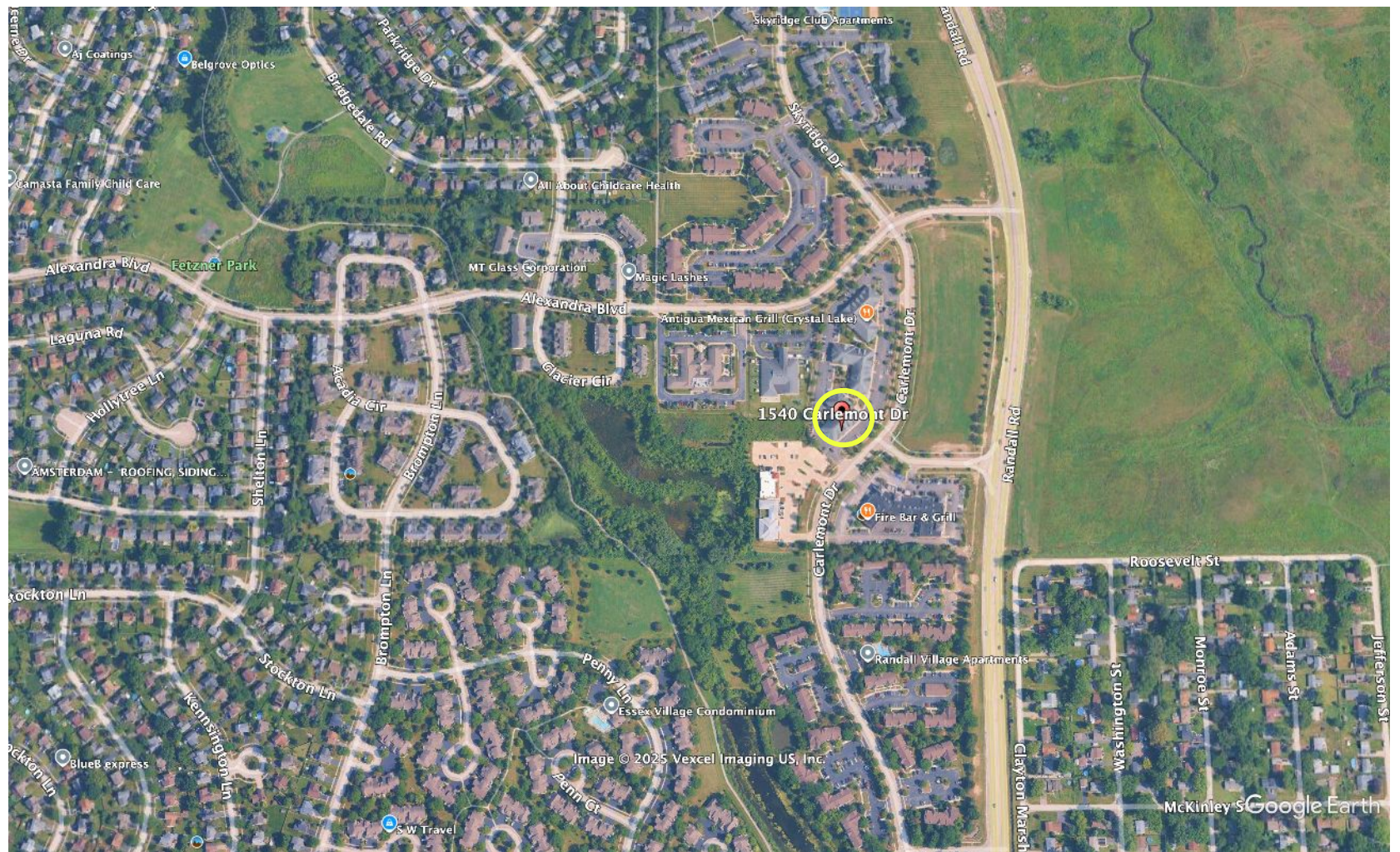




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Google Earth

Berkshire Hathaway Starck Realtors

330 W. Virginia
Crystal Lake, IL 60014
815 459-5900
815 382-9728

NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This will acknowledge that I (we) have received on this date from Berkshire Hathaway Starck Realtors, certain pertinent and confidential information pertaining to the lease of the following property: FLORIO'S RESTAURANT, 1540 Carlemont Drive, Crystal Lake, Illinois

This information is for my sole personal consideration, and I agree that it will be held in strictest confidence and not divulged to any other party whatsoever without the expressed written consent Berkshire Hathaway Starck Realtors.

Agreed this _____ Day of _____, 20____

X _____
Signature

Name

Company

Accepted By

Listing Broker