

FOR SALE

Florio's Italian Restaurant
1540 Carlemon 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

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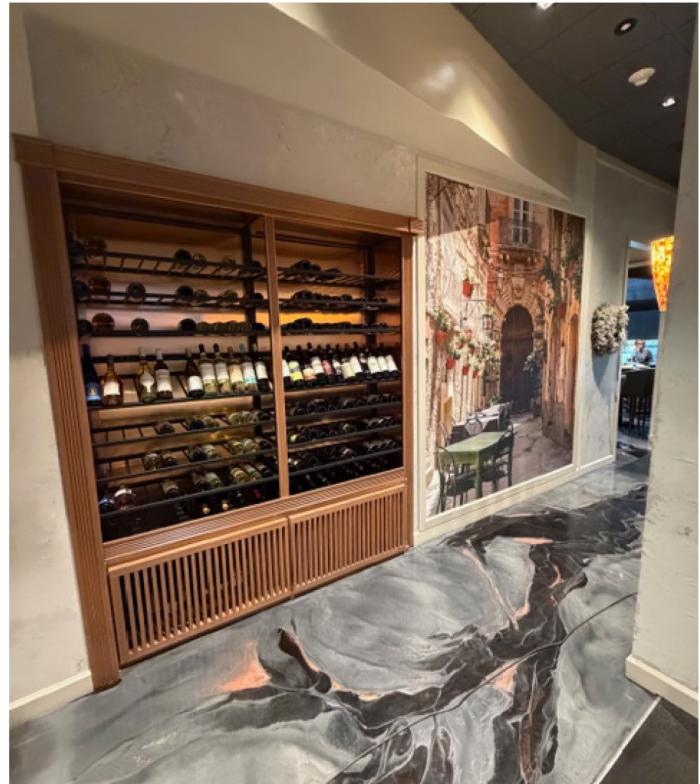
COMMERCIAL DIVISION

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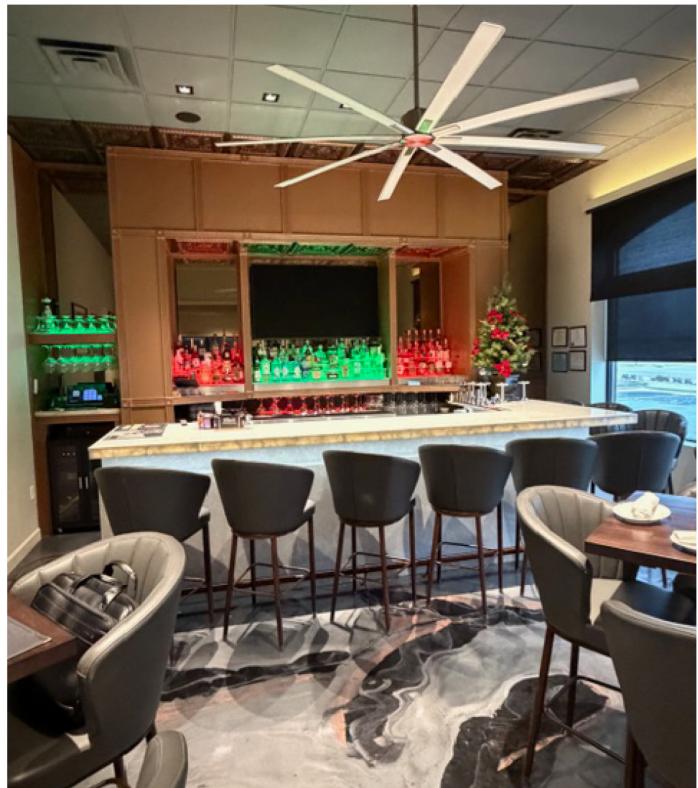


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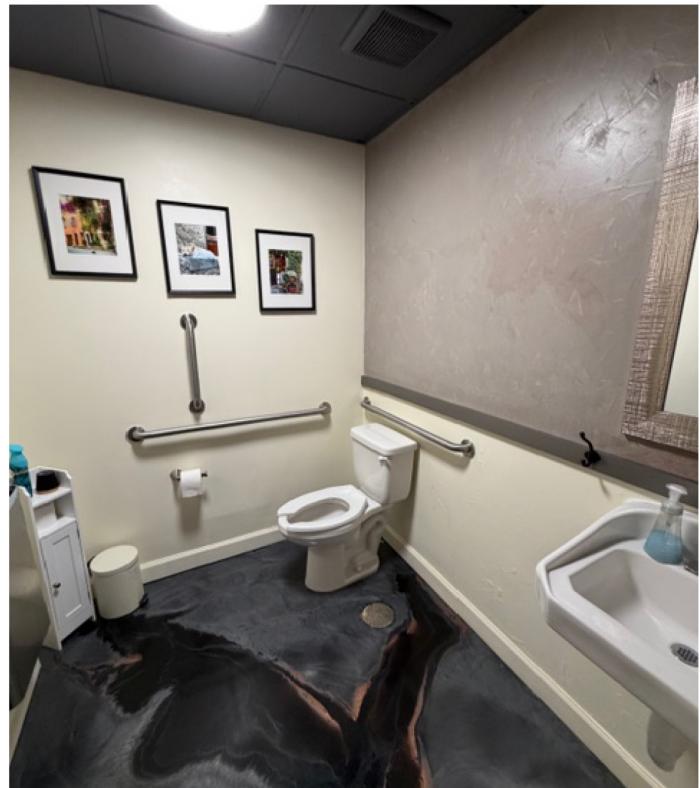
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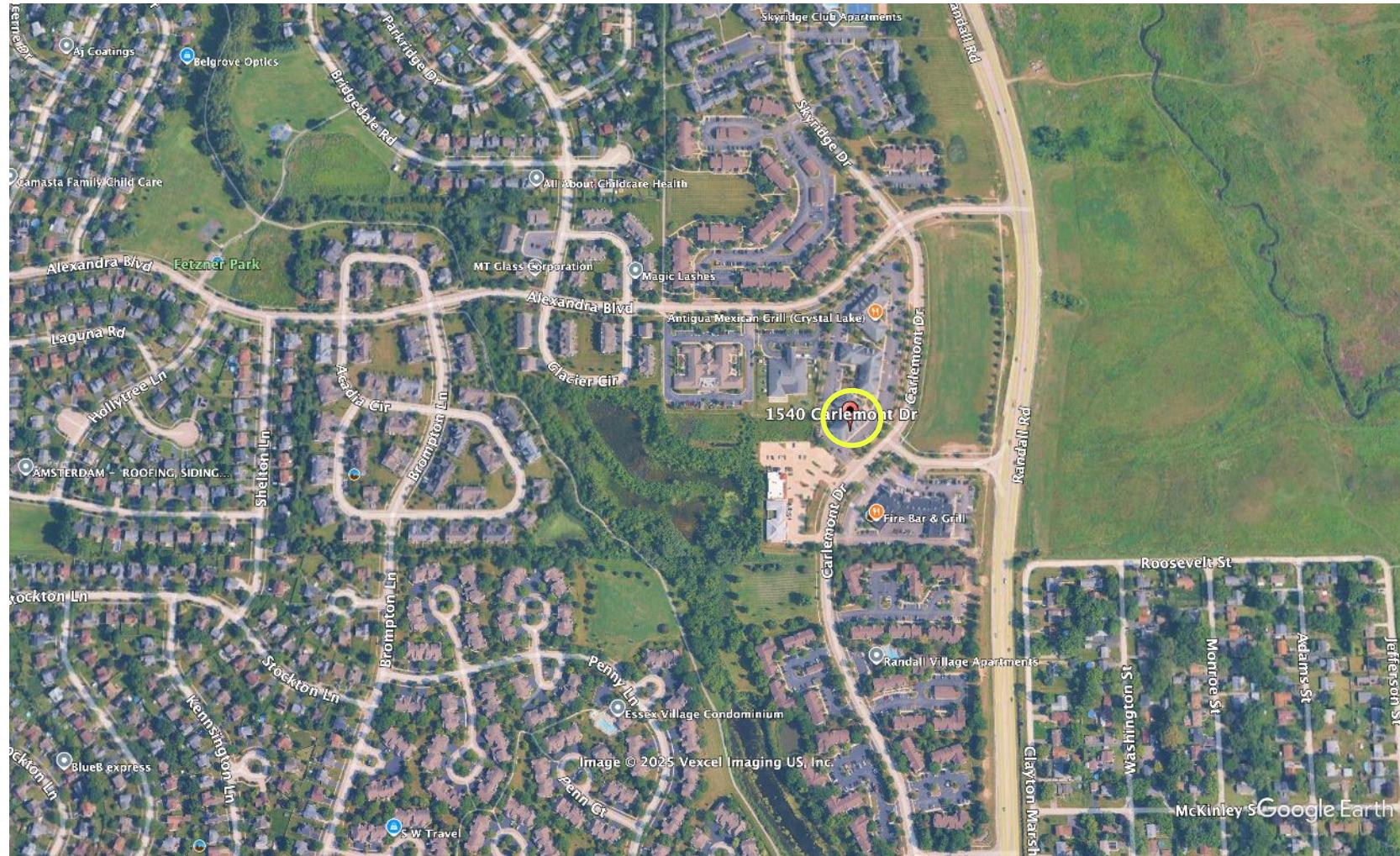
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EQUIPMENT LIST

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 REFRIDGERATOR	48"
1	TRUE REFRIDERATOR WORK TABLE	72"
1	2 DRAWER REFRIDERATOR STAND	36"
1	10 BURNER DUAL OVEN VULCAN RANGE	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 BANQUET 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				





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 _____