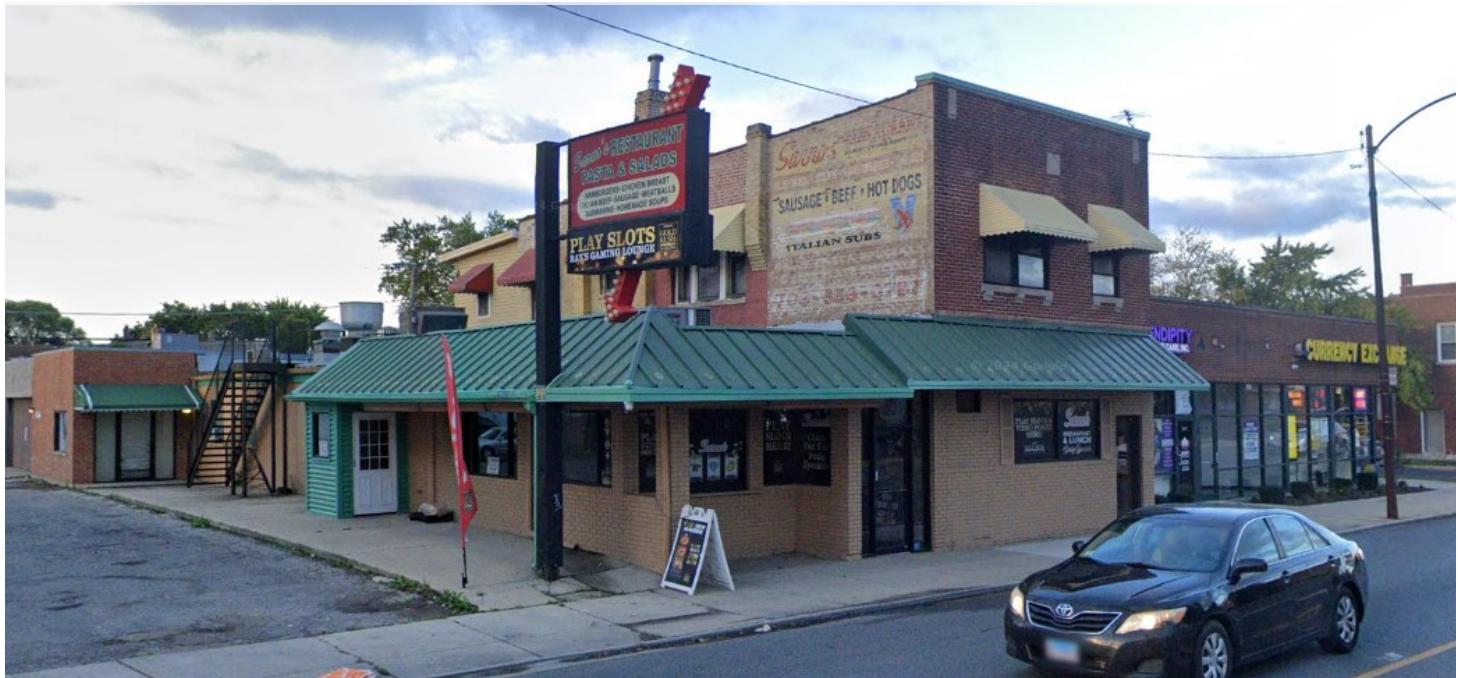


**Rare Opportunity to Own Sarno's Restaurant with Profitable Gaming Operation-
A Longstanding Cicero Favorite with 67+ Years of Success!
Real Estate, Business, and All Equipment & Licenses Included**



Take advantage of the rare opportunity to own *Sarno's Restaurant*, a longstanding local favorite in Cicero with over 67 years of operation. This turn-key, highly-rated establishment includes a successful gaming operation, providing a strong revenue stream. There is significant upside potential through extended hours, menu expansion, or enhanced gaming options. The building boasts excellent visibility with signage on busy Roosevelt Road. The property spans four city lots and features a 30-car parking lot, 3-bedroom apartment and a rentable commercial unit in the rear. Ideally positioned near I-290, Aldi and Hartgrove Hospital. With all equipment and licenses included, this is a seamless, turn-key operation! This is your chance to own a well-established, profitable business with a loyal customer base in a prime location—contact us today for a showing!

SALE PRICE:	\$1,179,000 (Real Estate, Business, All FF&E, and Licenses)
BUSINESS INCOME:	Approx. NOI is \$275K. The gaming nets approx. \$200K to the owner of the \$600K that the machines gross. Additionally the restaurant nets approx. \$60-\$75K of the approx. \$200-\$250K in gross sales.
SIZE:	±6,200 SF Building on ±13,000 SF Land
PARKING:	30 Spaces
TAXES (2023):	\$15,152
PIN#s:	16202070030000



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4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

LOCATION & NEARBY RETAILERS



TRAFFIC COUNT

18,000 Vehicles Per Day travel along Roosevelt Road

DEMOGRAPHICS

*Data provided by 2020 Census

Total	
Population	85,268
Households	24,167
Median Age	33.5
Median Household Income	\$74,353

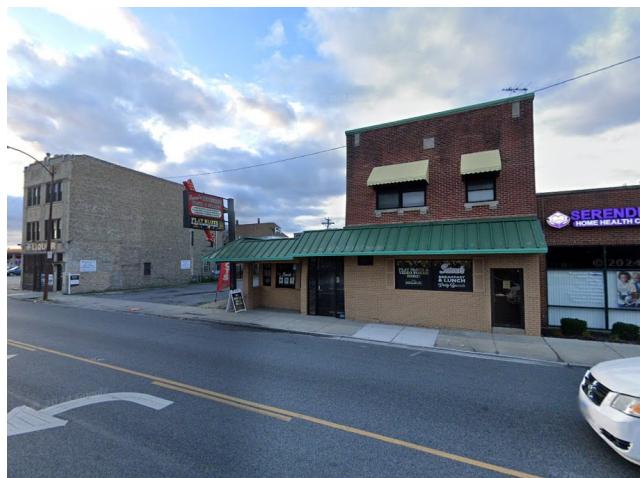
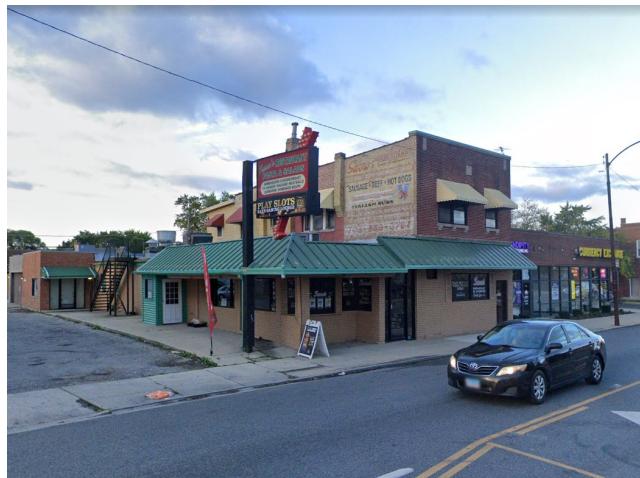


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ADDITIONAL PHOTOS

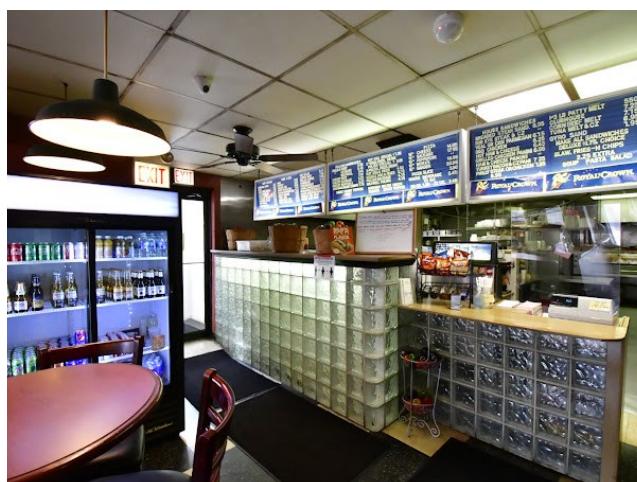


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