

98 W. Main St. (Route 72)

West Dundee, IL 60118

For Sale

MLS #12320734

RESTAURANT



RESTAURANT 3-STORY 8,161 SF

\$1,295,000

Premier Downtown Restaurant with Scenic Fox River Views

Nestled in the heart of downtown W. Dundee, this turnkey 8,161 SF three-level, elevator equipped restaurant plus basement, seats up to 325 and offers a unique dining experience with a perfect blend of ambiance, functionality and prime location with over 29,000 vpd.

Featuring a balcony overlooking the picturesque Fox River, diners will enjoy breathtaking waterfront views while dining al fresco.

Inside, the restaurant boasts rich wood finishes that enhance its warm and inviting atmosphere and the bar provides a welcoming space for patrons. The fully built-out kitchen is equipped with all necessary FF&E, ensuring a turnkey operation for the next owner.

Convenient city lot/street parking and fully handicap accessible.

Specifications

Building Size:	8,161 SF
Year Built:	Older
HVAC System:	GFA/ Central Air
Electrical:	600 amp
Sprinklers:	Yes
Elevator:	Yes
Washrooms:	7
Ceiling Height:	13'
Parking:	City Lot and Street
Sewer/Water:	City
Zoning:	B2
Taxes:	\$41,175.50 (2023)
PIN #:	03-23-354-009

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

98 W. Main St. (Route 72)

West Dundee, IL 60118

For Sale

RESTAURANT



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

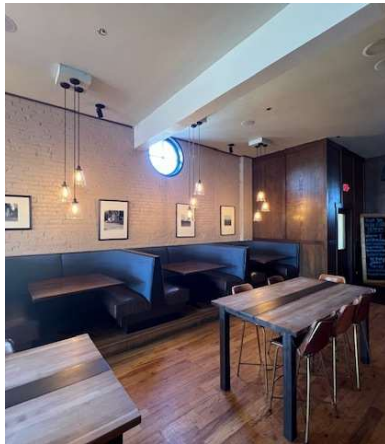
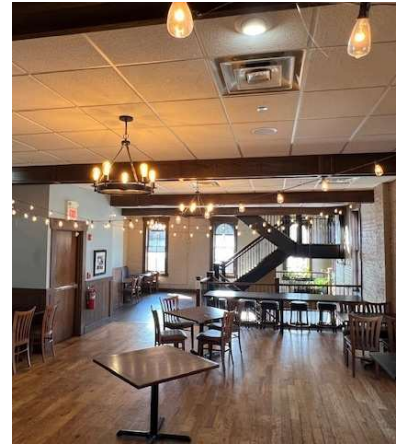


President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

98 W. Main St. (Route 72)
West Dundee, IL 60118

For Sale

RESTAURANT



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

98 W. Main St. (Route 72)
West Dundee, IL 60118

For Sale

RESTAURANT



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

PREMIER
COMMERCIAL REALTY

President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

98 W. Main St. (Route 72)

West Dundee, IL 60118

For Sale

RESTAURANT



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



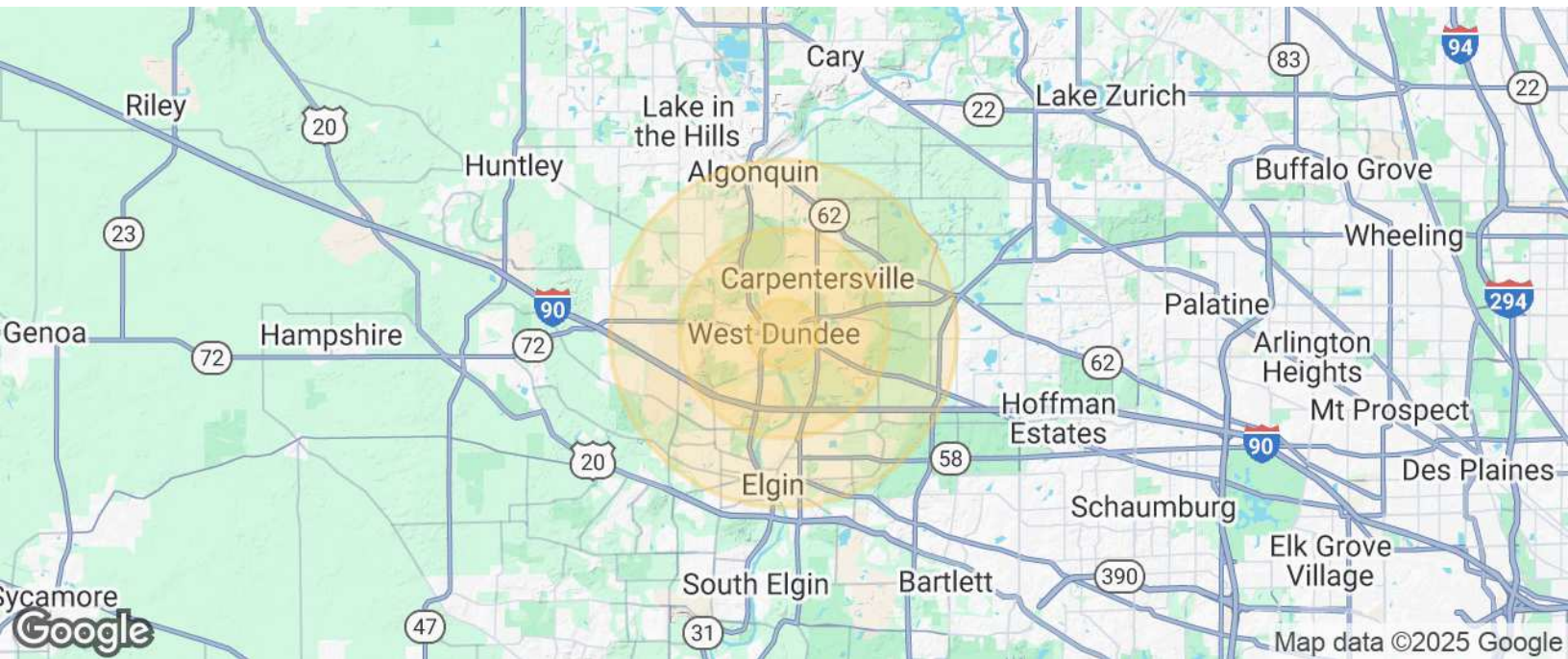
President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

98 W. Main St. (Route 72)

West Dundee, IL 60118

For Sale

RESTAURANT



Population	1 Mile	3 Miles	5 Miles
Total Population	6,950	54,157	157,635
Average Age	43	38	39
Average Age (Male)	42	37	38
Average Age (Female)	44	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,032	18,334	54,004
# of Persons per HH	2.3	3	2.9
Average HH Income	\$113,329	\$107,747	\$115,519
Average House Value	\$330,781	\$287,869	\$298,110

Demographics data derived from AlphaMap

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816