



FIRST IN
REALTY
— INCORPORATED —



***INVESTMENT OPPORTUNITY
LOCATED IN ENTERPRISE ZONE
RESTAURANT WITH REAL ESTATE
+/- 5,500 SF BUILDING AVAILABLE***



FOR SALE | +/- 5,500 SF AVAILABLE
ESTABLISHED RESTAURANT AND LONG TERM TENANT
14201 DOCTOR M.L.K. JR DR. | DOLTON, IL

HIGHLIGHTS:

- Well-established restaurant business with real estate for sale at competitive sales price.
- Included with sale are real estate, business, equipment, fully equipped kitchen, inventory, furniture, fixtures, business proprietary information and great reputation!
- Established breakfast and lunch restaurant with over 40+ years in business under its current name serving Chicago, Southeast Suburban community, and NW Indiana.
- Approximate 4,300 SF restaurant is a staple of the community with a loyal customer base and great reviews.
- Approximate 1200 SF long-term tenant that has occupied remainder of the subject property.
- Easily take over the existing business or convert to your own concept.
- Recent updates include 2 new RTU'S, furnaces, water heaters, and restaurant equipment.
- Located in an Enterprise Zone

****DO NOT DISTURB CURRENT OWNER, EMPLOYEES, PATRONS OR TENANTS****

2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-3473 | www.firstinrealty.com

INTERIOR PHOTOS



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Calumet Region Enterprise Zone

The Calumet Region Enterprise Zone (CREZ) was created to stimulate development in the Chicago Southland region. The Zone combines State & local incentives to assist businesses in locating and/or expanding in these designated areas.

Calumet City | www.calumetcity.org

Dolton | www.vodolton.org

Lansing | www.villageoflansing.org

Riverdale | www.villageofriverdale.net

South Holland | www.southholland.org

Thornton | www.thornton60476.com

Cook County | www.cookcountyil.gov

Visit www.calumetezone.org to search by address to determine if your location is in the Calumet Region Enterprise Zone.

This valuable economic development tool was awarded through a competitive application process to The Department of Commerce & Economic Opportunity (DCEO). It is in effect until 12/29/2031. (www.illinois.gov)

If your business is in one of these designated areas, you may be eligible for these economic incentives.

Businesses & Contractors who receive Enterprise Zone benefits must report to the Illinois Department of Revenue (IDOR) www.revenue.state.il.us, regarding the savings annually, during the project term.

Incentives

SALES TAX ABATEMENT ON BUILDING MATERIALS FOR ZONE PROJECTS WITH VALID IDOR BUILDING MATERIAL SALES TAX EXEMPTION CERTIFICATE

SAMPLE SALES TAX SAVINGS

\$ 250,000 in building materials

X *8.50% / .085 = \$21,250.00 estimated savings

*Sales tax can range from 6.25% to 10% depending on where materials are purchased.

8.50% is an average used for illustration purposes.

50% ABATEMENT OF THE MUNICIPAL PORTION OF REAL ESTATE TAXES FOR 5 YEARS ON THE ADDED TAX VALUE CREATED BY THE PROJECT Projects in a TIF or receiving other substantial property tax abatements are not eligible for further tax reduction.

50% DISCOUNT ON LOCAL BUILDING PERMIT FEES All other fees and inspection procedures follow local ordinances.



State of Illinois Incentives

STATE OF ILLINOIS INCENTIVES - State incentives are subject to change in legislation. <https://www.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Pages/EnterpriseZone.aspx>

STATE OF ILLINOIS GAS USE TAX EXEMPTION FOR ZONE BUSINESSES - Form RG61 to be completed submitted by the business to gas provider. See IDOR natural gas distributors, suppliers & purchasers bulletin

INVESTMENT TAX CREDIT - The Illinois Income Tax Act allows a 0.5% credit against the state income tax for investment in a qualified property placed in service in an Enterprise Zone. This credit is in addition to any other investment tax credits allowed under the State of Illinois. (Consult your tax accountant.)

ENTERPRISE ZONE MANUFACTURING MACHINERY & EQUIPMENT SALES TAX EXEMPTION - A business that makes an investment in an Enterprise Zone may be eligible for a manufacturing machinery and equipment sales tax exemption. The business must be certified by the Illinois Department of Commerce & Economic Opportunity (DCEO).

UTILITY TAX EXEMPTION - Zone businesses who meet specific criteria may be entitled to a utility / telecommunications tax exemption which provides a 5% state tax exemption on gas, electricity and an exemption of the Illinois Commerce Commission .1% administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications. Contact DCEO for certification.





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Subject Property



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DOLTON OVERVIEW:

Dolton, Illinois, a welcoming suburb nestled in Cook County, offers a blend of residential charm and community spirit. Located just south of Chicago, Dolton provides a convenient escape from the city hustle while maintaining easy access to urban amenities.

With its diverse population and tree-lined streets, Dolton presents a family-friendly environment. Residents enjoy local parks, community events, and a range of educational opportunities. The town takes pride in its commitment to fostering a strong sense of community, where neighbors become friends.

Dolton boasts a mix of housing options, from cozy family homes to modern developments, accommodating various lifestyles. Its strategic location near major highways facilitates commuting and accessibility to nearby shopping centers and cultural attractions.

Experience the warmth of Dolton, where community values, a rich history, and a sense of belonging converge to create a unique and inviting place to call home.

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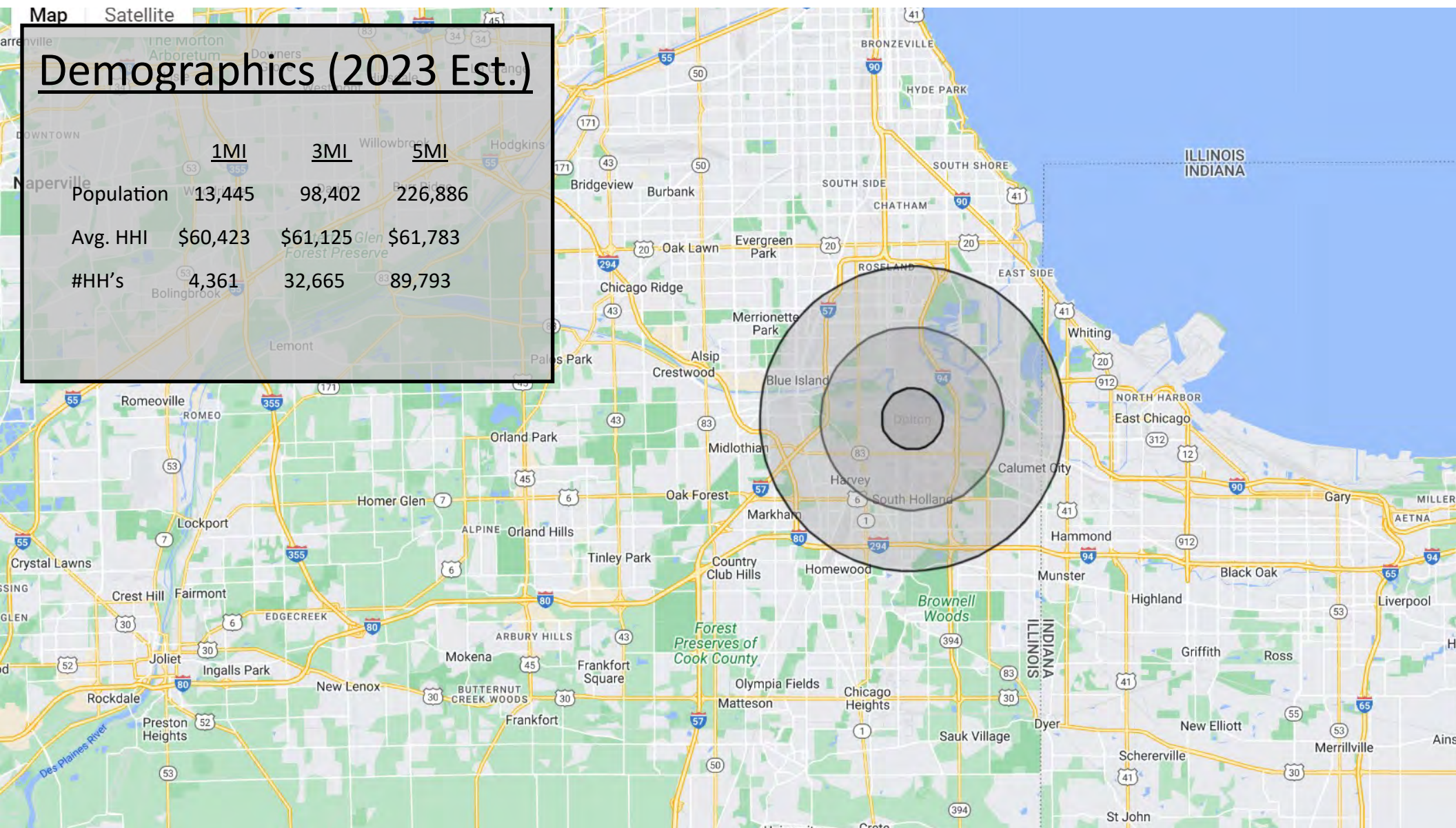
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Map Satellite

Demographics (2023 Est.)

	1MI	3MI	5MI
Population	13,445	98,402	226,886
Avg. HHI	\$60,423	\$61,125	\$61,783
#HH's	4,361	32,665	89,793



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