



Restaurant/Mixed-Use Properties For Sale



# CONFIDENTIAL

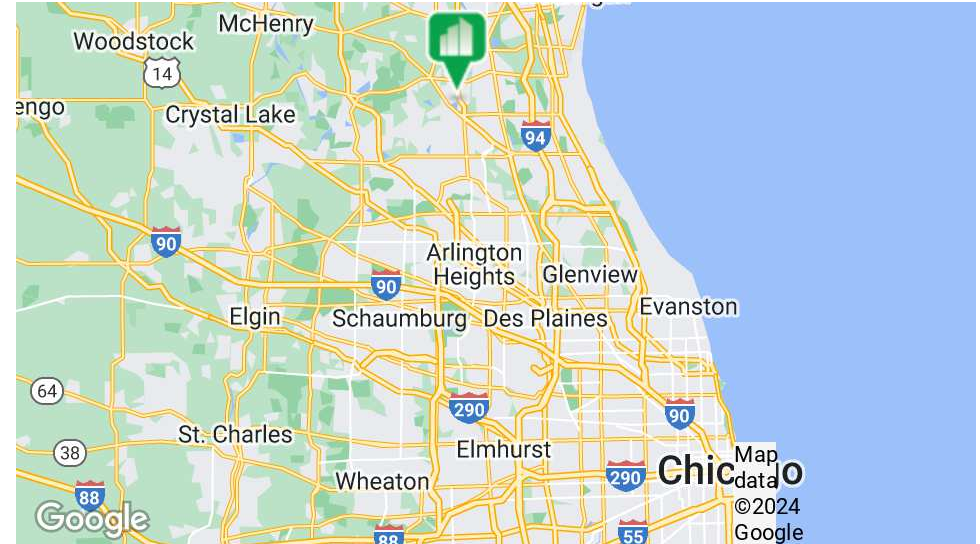
PLEASE DO NOT DISTURB EMPLOYEES, LISTING BROKER MUST ACCOMPANY ALL SHOWINGS

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Sale Price

**\$1,550,000**

### LOCATION OVERVIEW

Adjacent to Diamond Lake Beach and a village park, this long term establishment in Mundelein is just off Rte. 83 on Diamond Lake Rd.

### OFFERING SUMMARY

Restaurant Property Size:	4,275 SF
Mixed-Use Property Size:	8,600 SF
Lot Size:	1.05 Acres
Price / SF:	\$120.39
Zoning:	L-MU (Lakefront - Mixed Use)
Taxes:	\$42,030

### PROPERTY HIGHLIGHTS

- Currently Active, Fully Equipped Restaurant for Owner/User
- Gaming and Liquor License transferrable (with no name change and with background check)
- Fully Leased Convenience Store and 2 Residential Units included in Sale
- Upside Potential for increased sales with increased hours of operation and participation in Village Events
- Family Owned Restaurant with over 40 years of history in the Mundelein area
- FF&E included in sale
- Off street parking and storage shed included





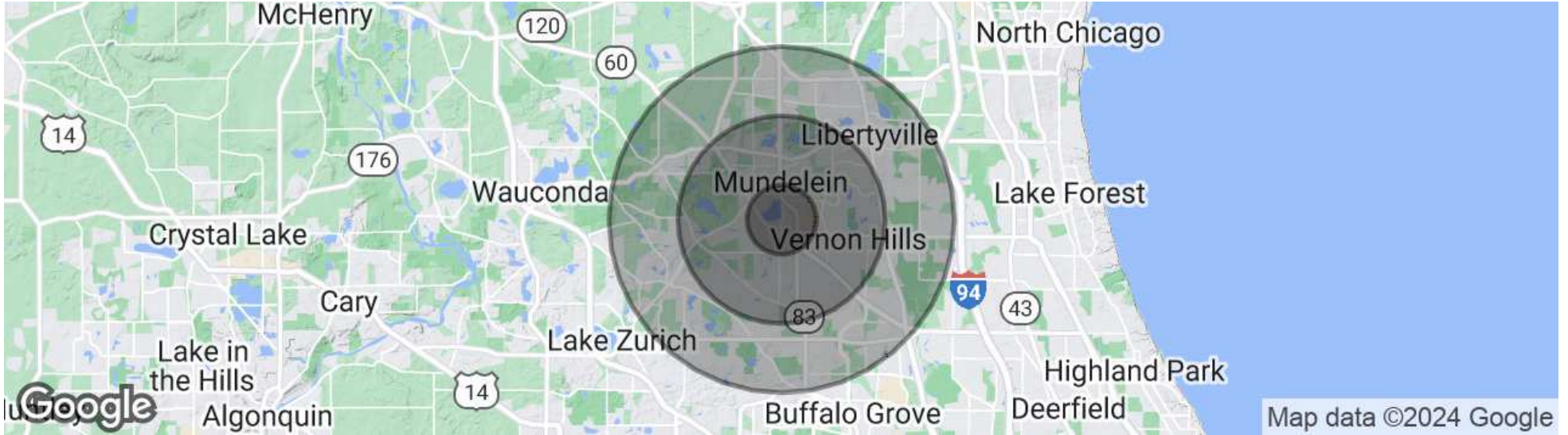
## FF&E

Walk in Freezer 12x10  
Walk in refrigerator 12x10  
Liquor locked cage 4x20  
Large chest freezer 8 ft x 3 ft  
Large chest freezer 6 ft x 3 ft  
Upstairs bar wooden  
3 Compartment sink  
Extra large stainless basin with drain  
Chest freezer 3x2  
True refrigerator 3 door 10 ft by 20 ft  
Ansul fire prevention system  
Large 8 burner commercial stove with grill  
Anets large 2 compartment fryer x2  
Small dessert fryer (new)  
9 Stainless steel prep counters  
3 Commercial microwaves  
Large 6 compartment steel steamer table with cutting surface and shelves  
Large commercial char broiler 5 ft x 3 ft with stainless steel prep surface attached  
3 Hatco commercial warmers  
Vulcan oven 2 door with griddle  
Large 6 burner stove  
Wyatt large griddle with 2 side stove burners  
CMA commercial dishwasher with booster  
Stainless steel counter with utility  
2 Large compartment sink  
True refrigerator 2 door large commercial  
True 1 door commercial freezer  
Holbert commercial mixer  
Commercial grade meat tenderizer  
Citro Caca juicer

Hobart bandsaw  
Glass door refrigerator  
Commercial pots/pans and utensils  
Server station with sink and ice chest and water server  
5 Dish pan keepers  
2 TVs  
30 Bar stools  
Bar that seats 14  
Beer cooler 6x3  
Bar freezer 3x3  
3 Door glass+A42:A48 beer coolers (King)  
2 Closed door bar coolers (King)  
Complete lightspeed POS system (new) includes 2 handhelds, 1 stationary bar POS, 3 printers  
Alcohol inventory  
New ADT alarm system with 16 high definition 180 degree cameras  
Dining room tables  
Dining room chairs

IN GARAGE  
2 Steam tables  
2 Warmers  
2 Warming cabinets  
Wine refrigerator  
Small fryer  
Grill





**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,754	67,203	119,858
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,248	24,516	43,626
# of Persons per HH	3	2.7	2.7
Average HH Income	\$125,505	\$161,963	\$187,237
Average House Value	\$376,861	\$438,282	\$516,838

Demographics data derived from AlphaMap