



Bus / Bus w/Real MLS #: **12038821** List Price: **\$2,999,900**
Est
 Status: **ACTV** List Date: **04/24/2024** Orig List Price: **\$3,800,000**
 Area: **176** List Dt Rec: **04/25/2024** Sold Price:
 Address: **999 N Confidential St , Schiller Park, IL 60176**
 Directions: **25TH AVE TO LELAND GO EAST 2 BLOCKS. PROPERTY LOCATED ON CORNER OF LELAND AVE. AND RUBY ST.**
 Lst. Mkt. Time: **94** Rented Price:
 Closed: Contract: Lease SF/Y:
 Off Mkt: Concessions: Mthly. Rnt. Price:
 Corp Limits: Unincorporated: **No** Contingency:
 County: **Cook**
 Year Built: PIN #: **12162130170000**
 Zoning Type: **Industrial** Multi PINs: **No**
 Actual Zoning: **I-1** # Stories: **1** Real Est. Incl: **Yes**
 Unit SF: **14284** Relist:
 Waterfront: Lease Type: Lease Exp.:
 Lot Dimensions: **275 X** Appx. Bldg SF: **14284** Estimated Cam/Sf:
127
 Land SF: **38333** Appx. Bsn SF: **14284** Est. Tax per SF/Y:
 Lot Size SF: List Price Per SF: **\$210.02** Sold Price Per SF: **\$0**
 Lot Size Src:
 Buyer Ag. Comp.: **2.5% LESS \$495. (G)**

Remarks: **Price is for property, building and thriving Business with all equipment and fully booked events. Opportunity to purchase this recently remodeled 14,284 sf banquet/catering facility in the heart of the O'Hare market. This prime property is surrounded by small industrial, commercial, retail and residential properties. The offer price of \$2,999,900. includes business (which includes all furniture, fixtures every item needed to operate and facilitate many different decors for any different occasion and fully equipped commercial kitchen with several walk-in coolers). Owner has contracts for banquets through 2024 and into 2025 and is willing to stay and train new operator for a short time. There are two full separate banquet rooms with large kitchen facility in between easily able to serve both elegant rooms. Larger room accommodates 200 - 220 people depending on the type of party. Large private party up to 200 comfortable or 220 with a shared party environment which of recent has been most popular and profitable plus 100 to 120 in the smaller room. Owner will disclose excellent income streams with parties booked through the year every weekend and more. The new remodel included: new drywall, paint, upgrade to LED light fixtures new marble dance floors and new flooring and lighting in both ballrooms. Larger room is facilitated by 4 separate washrooms smaller room 2 new baths. Private brides' rooms and office area. New walls, sinks, counters, tile floors, lights, and stalls in bathrooms. This property has been completely remodeled. A new roof was installed in November 2017 with a 10-year warranty. 63 parking spaces plus access to additional allowed parking across the street. The property is located just minutes from Donald E. Stephens Convention Center, Allstate Arena, Rosemont Theatre, Rosemont Entertainment District, MB Financial Park, the Fashion Outlets of Chicago and a wide variety of hotels and is perfectly positioned to take advantage of the opportunity to host/cater the numerous corporate functions, holiday parties, bridal/baby showers, weddings, baptisms, cotillions, anniversaries, and other events that take place throughout the year. OWNER STATES OVER 2 MILLION GROSS SALES ALREADY FOR 2024 WITH A 40% PROFIT MARGIN!**

Financial Information

Type Ownership:	Misc. Outside: Patio/Outdoor Seating	Seating Capacity: 100+
Frontage Acc:	Misc. Inside: Public Restroom/s	Sale Price Includes: Land, Building, Business, Equipment, Customer List, Owner Will Train
Current Use: Commercial	# Parking Spaces: 63	Air Cond.: Central Air
Potential Use: Commercial, Industrial/Mfg, Liquor License, Other	Indoor Parking:	Electricity: Other/Unknown
Client Needs:	Outdoor Parking: 51-100 Spaces	Heat/Ventilation: Central Bldg Heat
Client Will:	Parking Ratio:	Utilities To Site:
Amenities:	Business Name: CONFIDENTIAL	Business Pays: Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs & Maintenance, Roof, Scavenger, Structure, Water/Sewer
Known Encumbrances: None Known	# Full Time Emp:	HERS Index Score:
Location: Corner, Mixed Use Area, Free Standing	# Part Time Emp:	Green Disc:
Lot Size: 8.0-9.99 Acres	Business Age: 11+ Years	Green Rating Source:
Construction: Brick, Concrete Block	Business Type: Bar/Lounge/Nite Club, Food and Beverage, Restaurant, Service/Misc., Other	Green Feats:
Roof Coverings: Rubber	Food/Bev Type: Banquet	Proprietary Info:
	Type Ownership (Bus): Corporation	Sale Terms: Conventional
	Current Owner: 7-10 Years	Possession: Closing
	Living Quarters:	

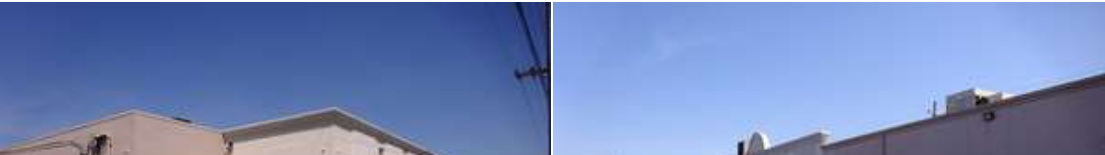
	Annual Amount	Year	Source	Annual Amount	Year	Source
Gross Sales:	\$2,500,000	2023	Owner Projection	Annual Rent for Real Estate: \$0	2023	Owner Projection
Cost of Goods Sold:	\$0	2023	Owner Projection	Inventory: \$0	2023	Owner Projection
Gross Profit:	\$1,000,000	2023	Owner Projection	Real Estate Taxes: \$129,988	2022	Actual
Total Operating Expenses:	\$0	2023	Owner Projection	Gross Payroll: \$0	2023	Actual
Net Profit:	\$1,000,000	2023	OP	Sales Taxes: \$0	2023	Owner Projection
Adjusted Net Income:	\$0	2023	Owner Projection			

Operating Expense Includes:

Broker: **Compass (87291) / (312) 319-1168**
 List Broker: **Matthew Mika (153079) on behalf of The Mika Group (T16783) / (773) 406-1792 / matt.mika@compass.com**
 CoList Broker: **Norbert Mika (103409) / (773) 406-7116** More Agent Contact Info:

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MLS #: 12038821 Prepared By: Norbert Mika | Compass | Cell: (773) 406-7116 | Email: norbmika@gmail.com | 07/26/2024 03:47 PM
 MLS#: **12038821 Bus / Bus w/Real Est 999 N Confidential ST Schiller Park IL 60176**





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