

FOR SALE

MATTSON'S STEAK HOUSE & SALOON



8150 S Cicero Avenue, Burbank, IL 60459

Property Information

- For Sale Real Estate & Business | Owner Retiring
- Free Standing 7,218 SF Building plus 3,000 SF Lower Level
- Located on the out lot of very famous shopping center with unlimited parking
- Lot size: 23,000 SF
- National Tenant Location | Over 70,000 cars per day; 44,000 on Cicero Avenue and 26,000 on 79th Street
- Business established for over 50 years
- Newly remodeled
- Yearly gross sales over \$2,000,000 verifiable | SBA Lending approved
- Video Gaming Room with 6 poker machines generating \$200,000 a year for the business

CONTACT

Bill Apostolou

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JA Properties
PO Box 3151
Oak Brook, IL 60522

FOR SALE

Real Estate & Business

Mattson's Steak House & Saloon

Description

This steak house restaurant-bar-banquets with video gaming offers 7,218 +/- SF plus 3,000 SF partial basement with high flexicore ceiling.

There are six (6) roof mounted, self-contained forced warm air furnaces and central air conditioning.

Electrical services provided by 600 ampere, 120/240-volt service.

The building is divided into a vestibule, a bar lounge area with a connecting video gaming room that has six (6) video gaming machines and one (1) money changing machine. Four dining areas consisting of a front dining room, a banquet room and two connecting dining rooms with fireplace. Buffet area serving hot & cold, several service stations, kitchen line area, kitchen prep area, dishwashing area, storage, laundry & mechanical area with walk in coolers and walk in freezers.

The lower level has a delivery conveyor belt, large walk in cooler for beer kegs that connect the bar, soda storage, metal racks, large hot water tank, water softeners & sump pump. The building is full wet sprinkler.

Total seating capacity is 352 +/-.

There is a men's and women's rest room.

The site is rectangular and has 115 feet of frontage along South Cicero Avenue and 200 feet of depth containing 23,000 +/- square feet or 0.53 acres with 25 +/- paved and striped parking spaces. In addition, there is an additional 200 +/- shared spaces as part of the regional mall adjacent to the restaurant.

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Description

Address:	Mattson's Western Steak House & Saloon 8150 S Cicero Avenue Burbank, IL 60459
Property Type:	Free standing restaurant-bar-banquet-retail building Fast casual restaurant
Size of Building:	Free standing 7,218+/- square feet with 3,000 square feet partial basement
Size Lot:	The site is rectangular and has 115 feet of frontage along Cicero Avenue and 200 feet of depth containing 23,000 +/- square feet or 0.53 acres with 25 +/- paved parking spaces. In addition to the subject's onsite parking, there is an additional 200 +/- spaces as part of the regional mall adjacent to the subject.
Seating:	352 +/-
Zoning:	B-3 Business District per the City of Burbank
PIN #:	19-33-005-0000
Real Estate Taxes 2021:	\$70,676.52
Business:	Established for over 50 years
Sales:	Three (3) years Federal Income Taxes available plus six (6) poker machines generating \$200,000 a year since 2016.
Asking Price:	\$1,599,000

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**Front Dining
Area #1**



**Dining
Area #2**

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**Dining
Area #3**



**Dining
Area #4
(Fireplace)**

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**Buffet Area
Hot & Cold**



Wet Bar

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Video Gaming Area



Arcade Room

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Serving Area



Kitchen/Line Area

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**Kitchen Prep
Area**



**Walk in
Cooler/
Freezer**

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Storage

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LAYOUT

1. Saloon entrance – Arcade room
2. Saloon area with sit down wet bar
3. Video gaming room
4. A: Buffet-hot & cold station
B: Wait station/Salad station
5. Office
6. Main entrance
7. Front dining room #1
8. Large serving counter
9. Dining/Banquet #2
10. 4 walk in coolers and 4 walk in freezers
11. Kitchen line area
12. Kitchen prep area
13. Dining room #3
14. Dining room #4 fireplace area
15. Laundry room/Ice machine
16. Storage
17. Dishwashing area
18. Basement-Lower Level

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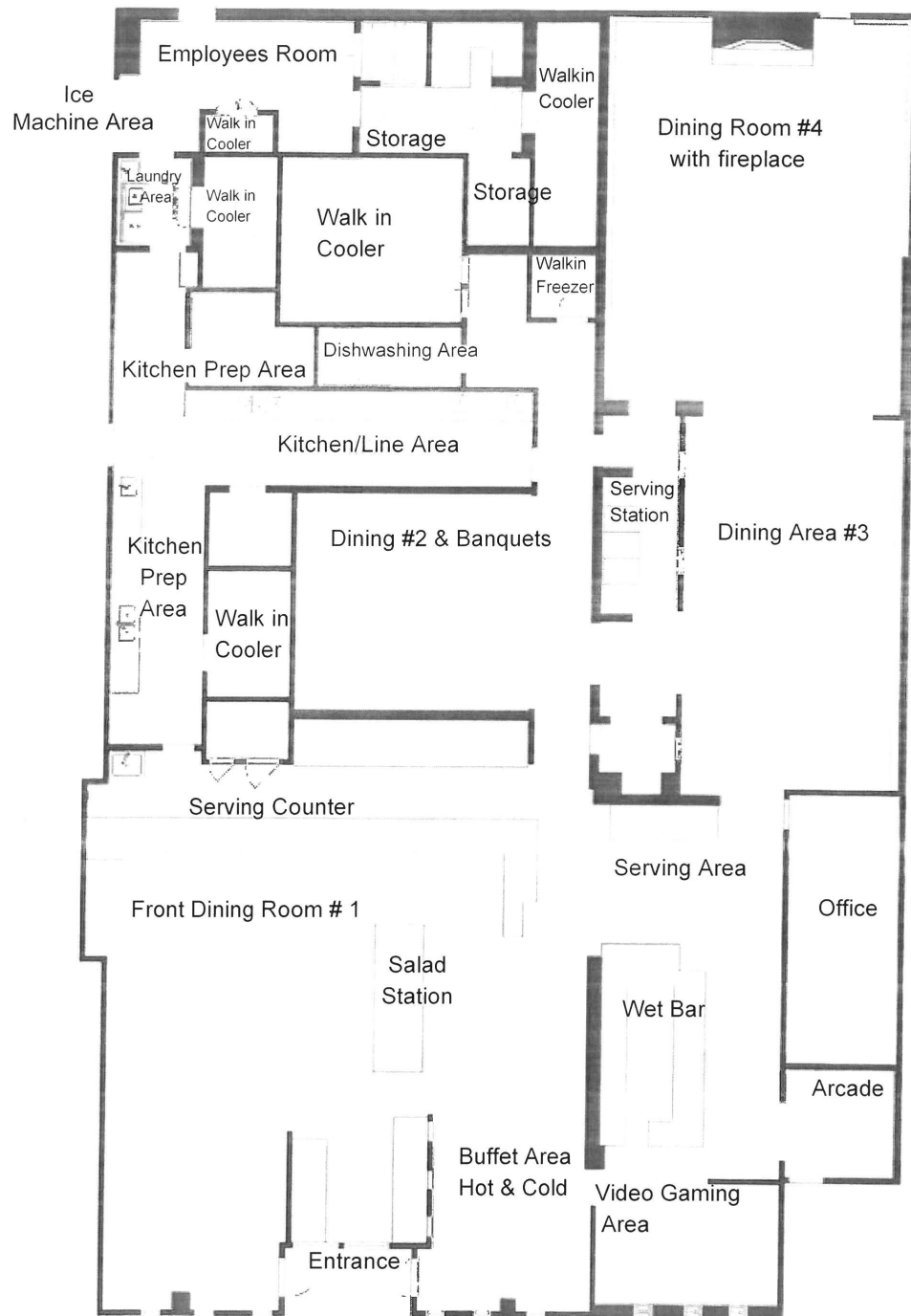
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Layout



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Basement/Lower Level



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

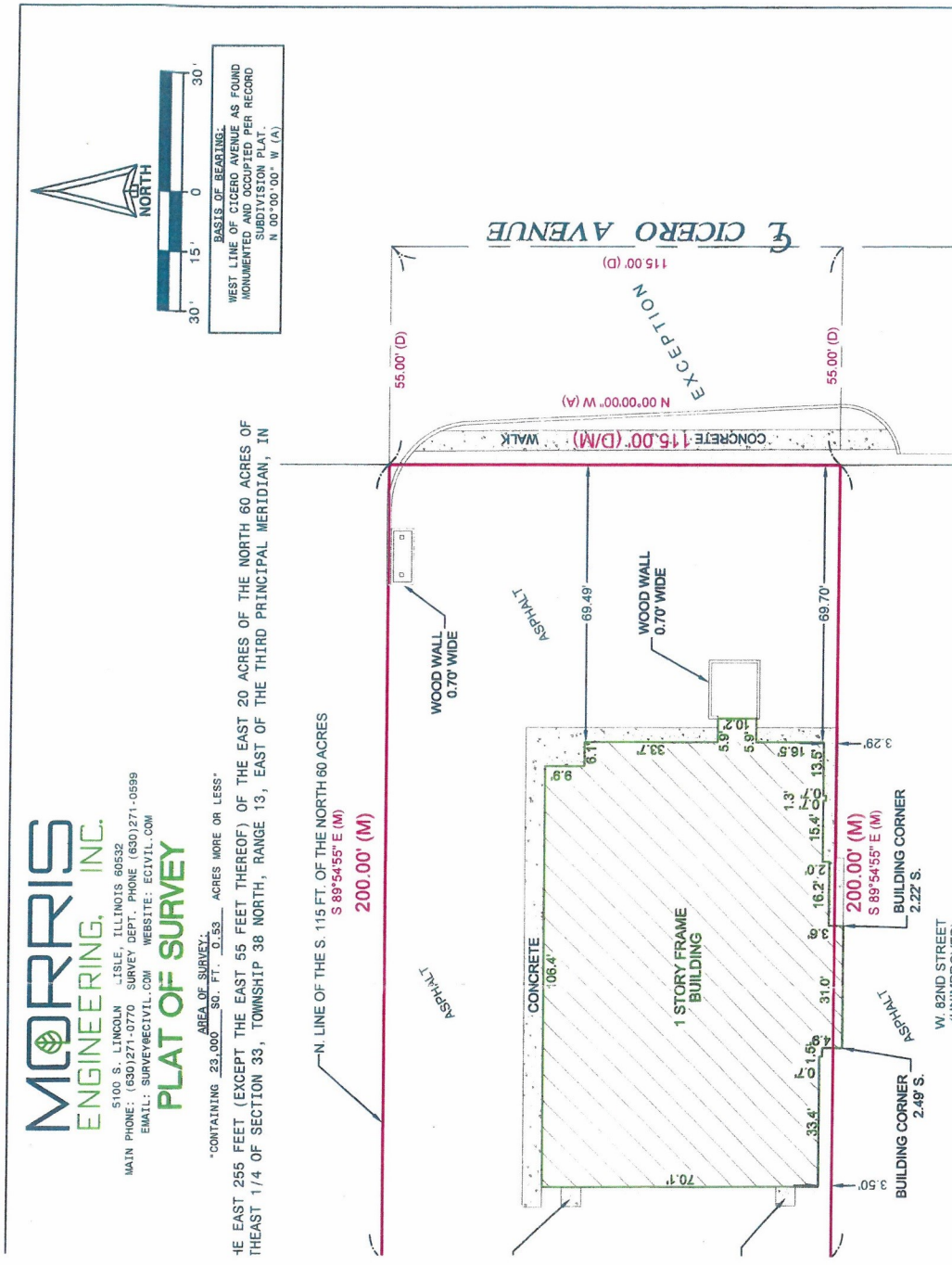
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EQUIPMENT LIST

1. SALOON ENTRANCE & ARCADE ROOM

- Three (3) Arcade machines

2. SALOON-BAR-LOUNGE AREA

- Rectangular shape sit down bar
- Ten (10) bar stools
- Three (3) high top bar tables
- Three (3) door counter beer coolers
- Stainless steel bar hand sink
- Two (2) ice bands
- Two (2) wait stations with coffee & tea brewers

3. VIDEO GAMING ROOM

- Six (6) video gaming machines
- One (1) money changing machine

4. BUFFET-HOT & COLD STATION | SERVING STATION & SALAD STATION

- Soda station
- Ice cream machine
- Refrigerated rail salad unit
- Steam table hot unit

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EQUIPMENT LIST

5. OFFICE

- Desk
- Cabinet
- Chairs
- Safe

6. MAIN ENTRANCE

7. FRONT DINING ROOM #1

- Computerized cash register system with three (3) stations
- 15-4 seat booths
- 14-4 seat tables
- 40 chairs
- Server station with food warmer

8. LARGE SERVING FOOD COUNTER

9. DINING ROOM #2

- Banquet room
- Seven (7) 6 seat tables
- One (1) 4 seat table
- 46 chairs

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EQUIPMENT LIST

10. Four (4) Walk in Coolers and One (1) Walk in Freezer

11. KITCHEN LINE AREA

- 24 foot exhaust hood with make up area
- Bread rack
- Reach in cooler
- Food warmer
- Two (2) convection ovens
- Large stainless steel table
- Three (3) fryers
- Large stainless steel table
- Broiler-grill
- Stainless steel table
- 10 foot broiler
- Stainless steel table
- Stainless steel salad unit 4 door
- Two (2) microwaves
- Stainless steel two (2) door salad unit

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EQUIPMENT LIST

12. KITCHEN PREPARATION AREA

- Three (3) compartment stainless steel washing sinks
- Stainless steel vegetable sink
- Steam table with eight (8) holes
- Two (2) compartment stainless steel vegetable sinks
- Two (2) microwaves
- Two (2) pressure cookers
- Stainless steel table
- Three (3) metal racks
- Two (2) soup cookers

13. DINING ROOM #3

- Seven (7) tables with six (6) seating
- One (1) table with four (4) seating
- 46 chairs

14. DINING ROOM #4 (Fireplace)

- 30 tables with four (4) seating
- 10 tables with six (6) seating
- 138 chairs
- Three (3) door stainless steel cooler

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EQUIPMENT LIST

15. LAUNDRY AREA/ICE MACHINE AREA

- Two (2) dryers
- One (1) washer
- Ice machine (rental)
- Mop sink

16. STORAGE

- 4 metal racks
- 4 wood shelving units

17. DISHWASHING AREA

- Dishwasher leased at \$250 per month

18. BASEMENT/LOWER LEVEL

- Metal racks
- Hot water tank; 200 gallon
- Wood racks
- Large walk in cooler with beer kegs for bar
- Soda dispensers for soda fountains
- Water softeners
- Delivery conveyor belt
- Sump pump

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