

3.28-ACRE PROPERTY FOR SALE-ZONED F-2

4N250 STATE ROUTE 47, MAPLE PARK, IL 60151



SIZE

3.28-Acre

ZONING

F-2

ADDRESS

4N250 State Route 47, Maple Park, IL 60151

SUMMARY

High-Visibility 3.28-Acre Property with Multiple Income Stream. Restaurant, Event Venue, or Hospitality Opportunity.



SARAH BAUGH

(630) 995-0439 | (708) 960-9362

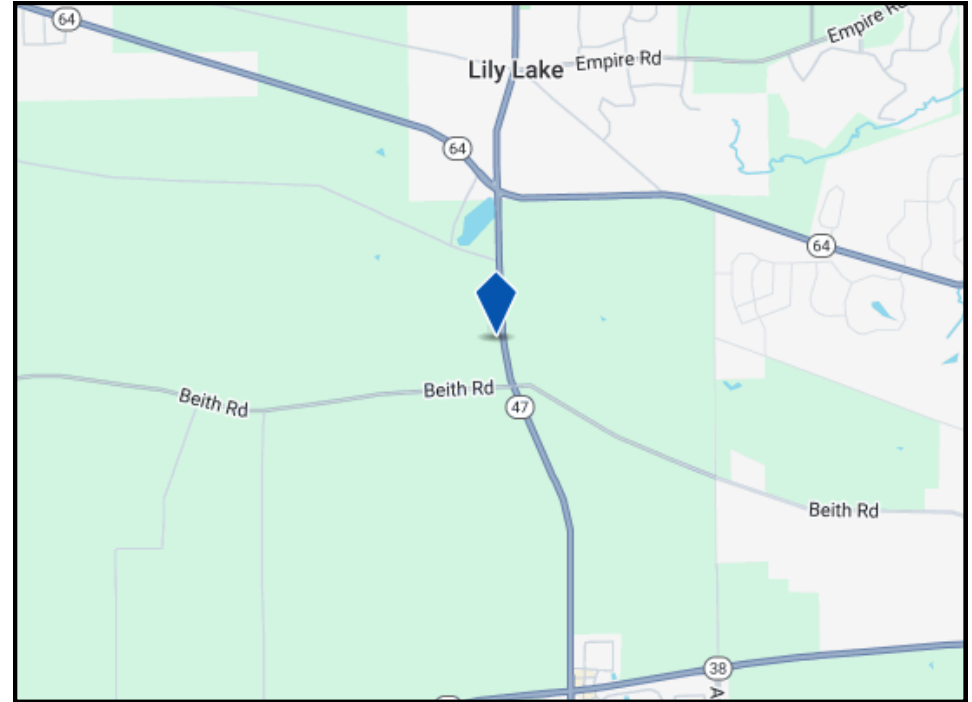
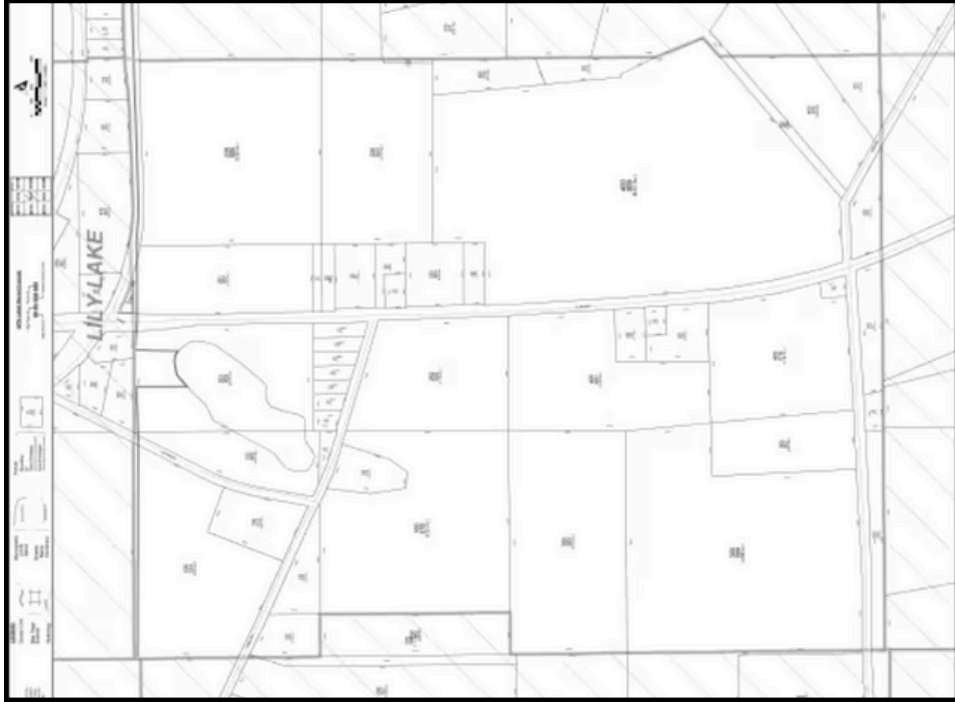
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,900,000

Lot Size: 3.28-Acres

Price / Acre: \$345.71/SF

Zoning: F-2

PROPERTY HIGHLIGHTS

- High-visibility 3.28-acre property with multiple income streams
- Turnkey destination opportunity – own the land, buildings, and business
- Ideal for restaurant, event venue, retreat space, or hospitality redevelopment
- Scenic setting with a blend of natural beauty and commercial functionality
- Heated pond-side event tent accommodating up to 200 guests
- Bar and dining area with seating for 144 guests
- Fully equipped commercial kitchen
- Liquor license included
- Parking for 75+ vehicles
- ¼-acre irrigated, FSA-approved micro farm – ideal for farm-to-table or agri-tourism
- Income-producing property with potential for weddings, dining, and events
- Zoning: F-2 Farming/Commercial – allows agriculturally related retail, event, and service uses

AMENITIES

- Mezzanine
- Restaurant
- Signage
- Waterfront
- Air Conditioning



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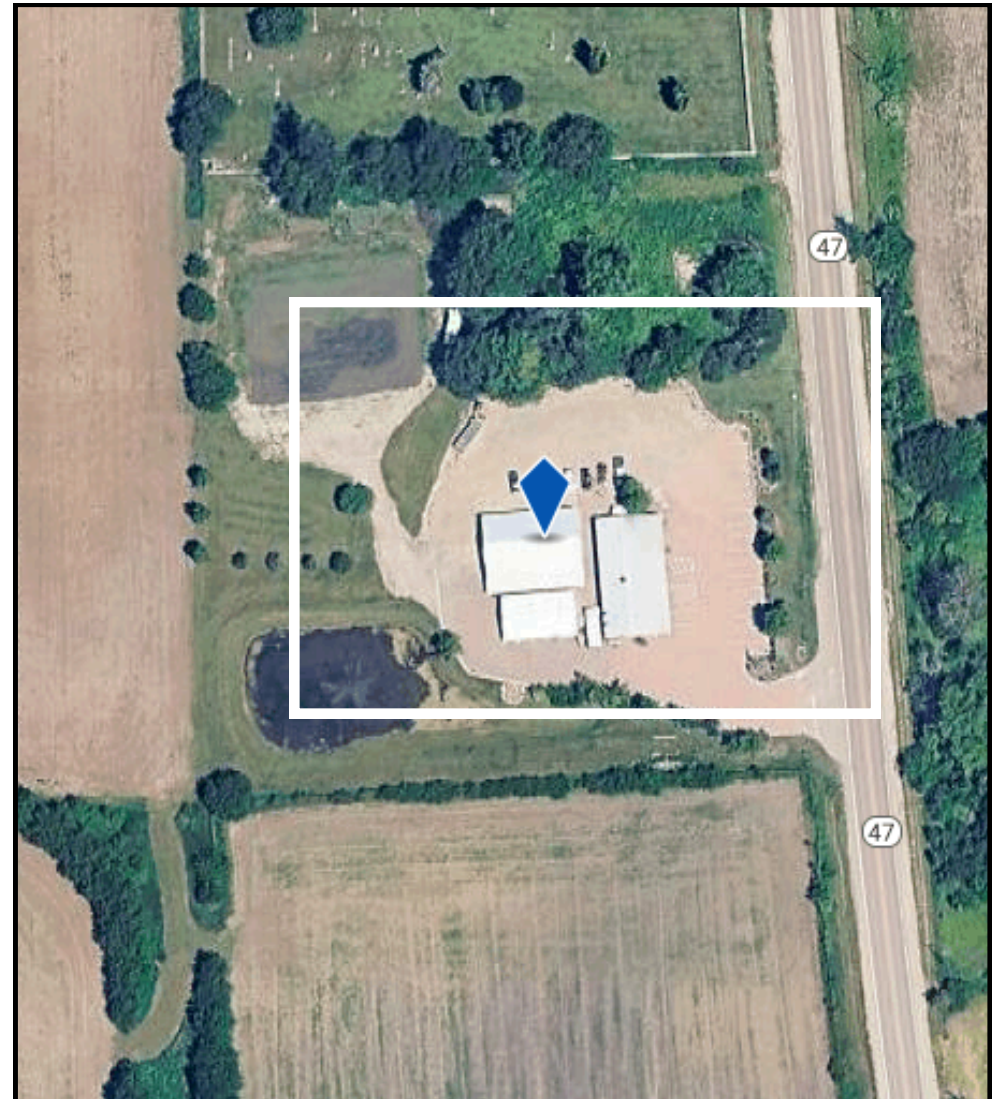
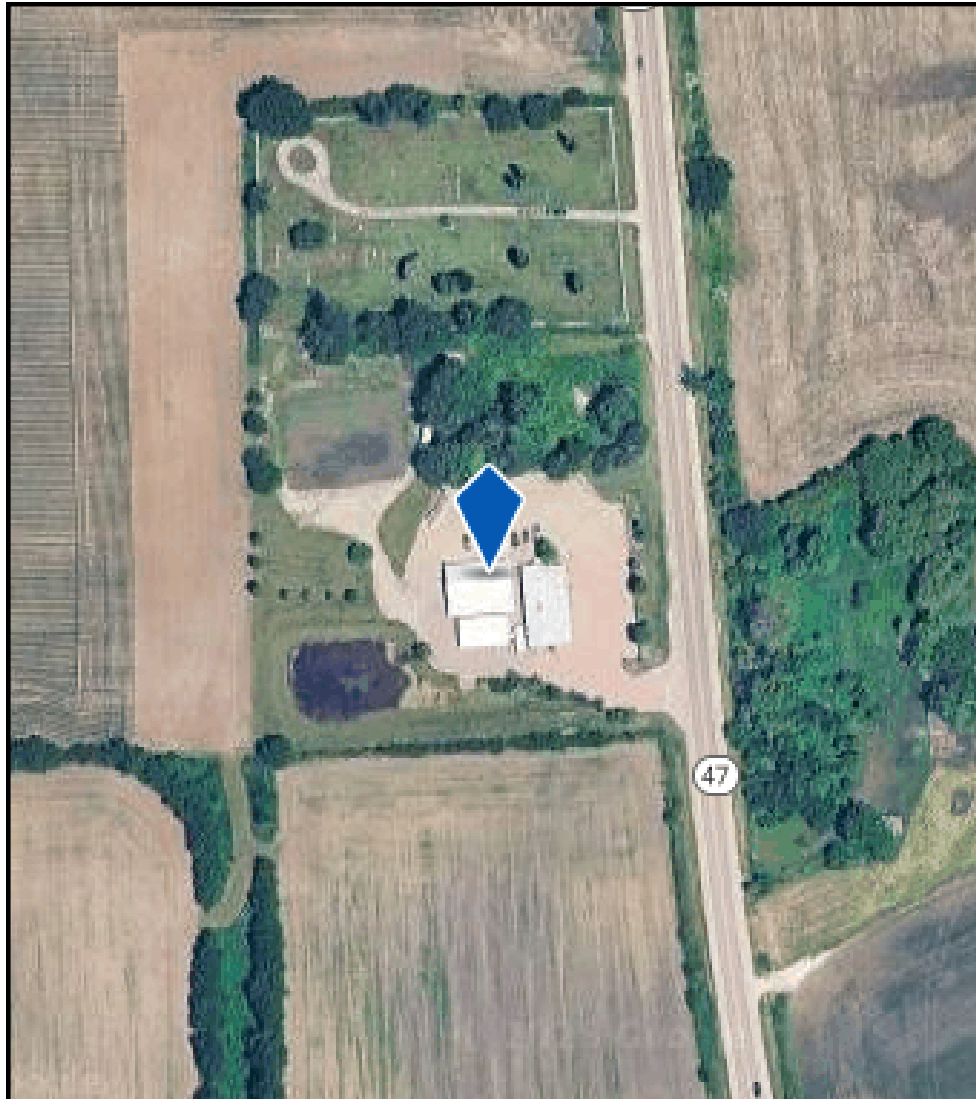
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LOCATION MAP



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ADDITIONAL PHOTOS



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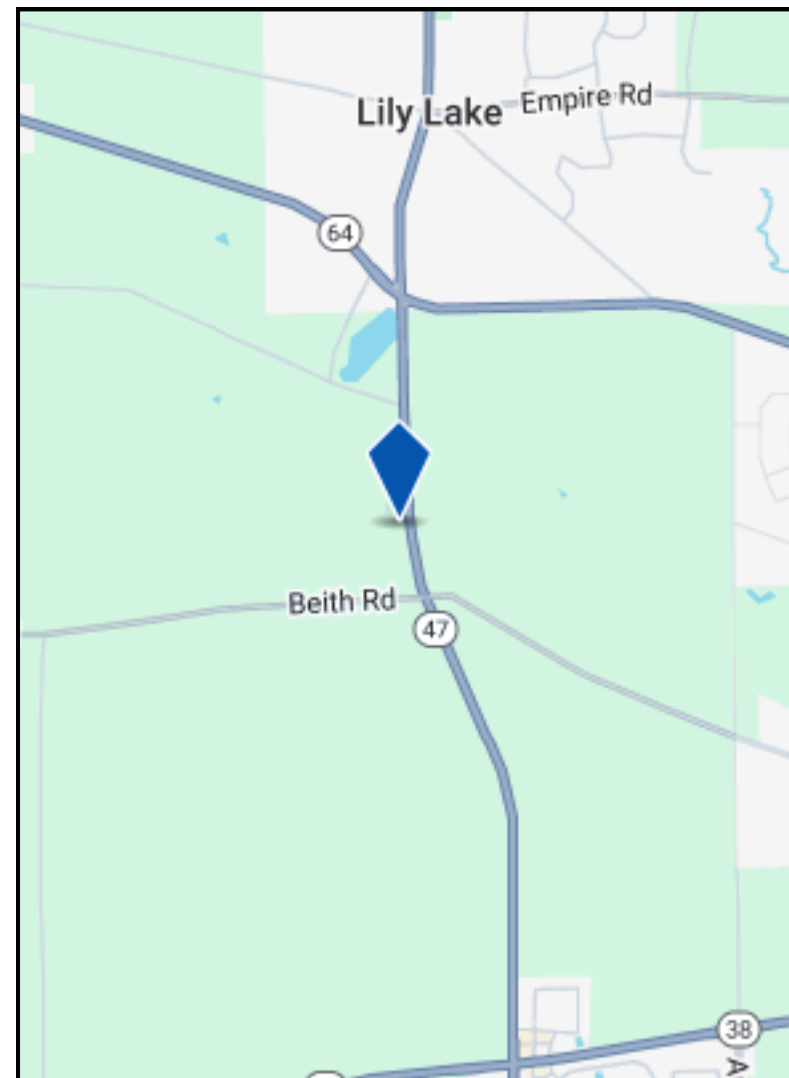
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DEMOGRAPHICS MAP & PROPERTY FACTS

Sale Type	Investment or Owner User
Sale Conditions	Sale
Property Type	Retail
Property Subtype	Restaurant
Building Size	5,496 SF
Building Class	C
Year Built	2017
Price	\$1,900,000
Price Per SF	\$345.71
Cap Rate	13.65%
NOI	\$259,350
Business Value	\$350,000
Tenancy	Single
Building Height	1 Story
Building FAR	0.04
Lot Size	3.20 AC
Zoning	F2 Commercial - F-2 Farming/Commercial – agriculturally related retail, event, and service uses allowed
Parking	75 Spaces (13.65 Spaces per 1,000 SF Leased)
Frontage	139' on Illinois 47



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