

**BERKSHIRE
HATHAWAY**
HOMESERVICES

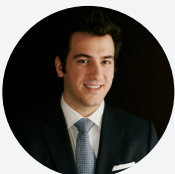
CHICAGO



PRESENTED BY



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HIGH TRAFFIC
RESTAURANT
ON WHEELING'S
RESTAURANT ROW
WHEELING, IL 60090



LUXURY
COLLECTION

PROPERTY SUMMARY

Excellent restaurant opportunity on the busy Milwaukee Ave in Wheeling IL. Turnkey restaurant with Gaming. Full service restaurant, bar, and party room on ground level. Huge 3 bedroom apartment on 2nd level already rented out. Basement has another party room, dance floor, bar, 4 walk ins, storage, and bathrooms. Gaming Income is near\$100,000 annually.

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SPECIFICATIONS

| | | | |
|----------------------------|--|-------------------------|------------|
| Offering Price | \$2,595,000 | Property Type | Retail |
| Subtype | Bar, Restaurant | Investment Type | Owner/User |
| Investment Sub Type | Redevelopment | Square Footage | 10,761 |
| Price/Sq Ft | \$278.69 | Year Renovated | 2012 |
| Buildings | 1 | Stories | 2 |
| Permitted Zoning | B-3 | Lot Size (sq ft) | 71,218 |
| APN | 03-12-101-050-0000 03-12-101-052-0000 03-12-101-060-0000 | | |

LUXURY
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LUXURY COLLECTION



INVESTMENT HIGHLIGHTS

- Turnkey operation
- Gaming income near \$100,000
- Rental income from apartment
- Near 2 acre lot
- Excellent candidate for redevelopment or new business
- Patio seating in 2 spaces
- 2 bars
- Tons of space



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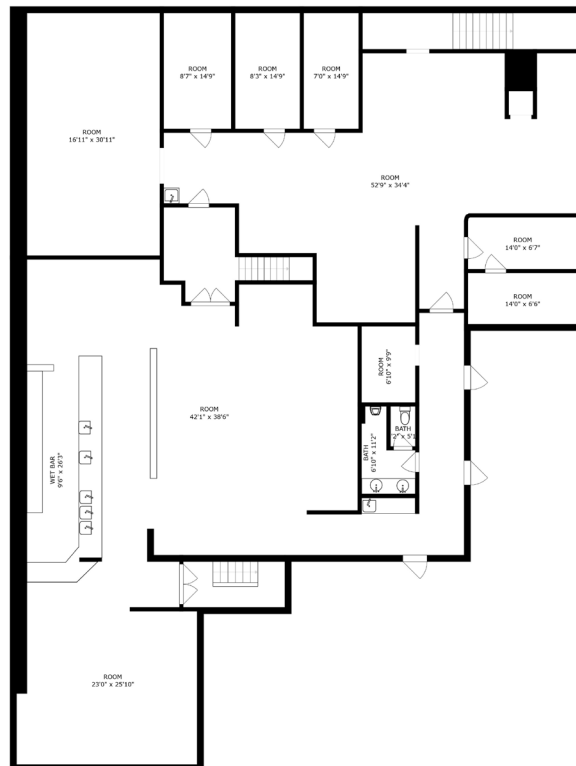
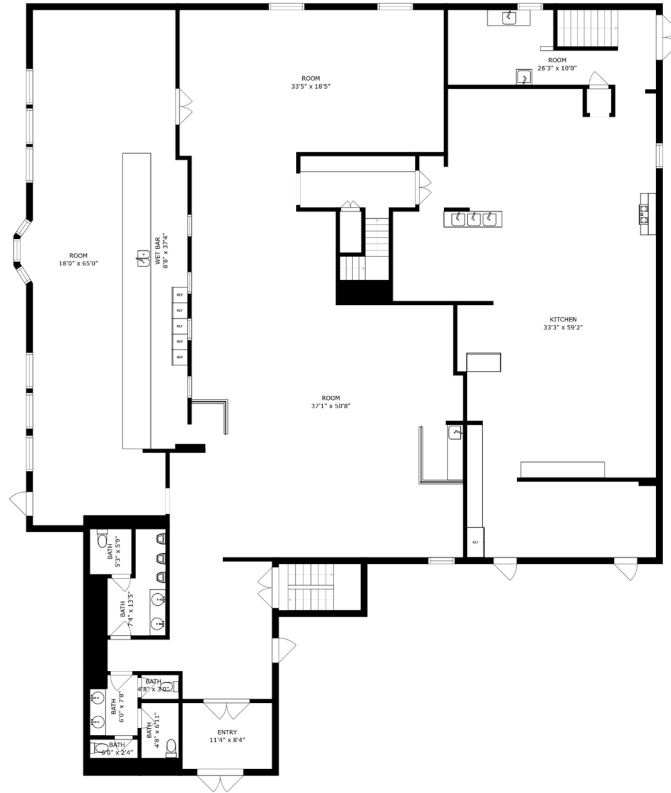




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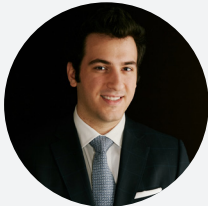


FLOOR PLANS





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