

Mt. Prospect - Chicago Northwest Suburb ESTABLISHED CLASSIC HOT DOG STAND FOR SALE

1520 N. Elmhurst Rd. Mt. Prospect, IL 60056



Mt. Prospect, IL

Mt. Prospect is a village in Elk Grove and Wheeling Townships in Cook County, Illinois, about 2 miles northwest of downtown Chicago. With extensive award winning school districts and strong base of retail and professional businesses, Mount Prospect is a vibrant community with a small town feel. In the 1960's the community built the first indoor air-conditioned mall in the upper Midwest. Today that is known as Randhurst Village, an open-air mixed-use center with national and regional retailers, state-of-the-art cinema, office space, 140 room hotel and variety of restaurants. Another major development is the Kensington Business Center, home to several major national and international firms such as Searle, Braun Manufacturing, CVS Caremark and more. The village continues to pride itself in the slogan "Where Friendliness is a way of Life."

Heffy's Hot Dogs - 1520 N. Elmhurst Rd. Mt. Prospect, IL 60056

Size	1,760 SF
Rental Rate	\$3,179 per Month
Rental Type	Gross
Price	\$149,000 (Business & Assets) Price Reduced!

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	6,160	60,067	165,823
2015 Female Population	6,859	63,132	173,063
2015 Total Population	13,019	123,199	338,886
2015 Total Households	5,436	47,011	131,831

Income

2015 Median Household Income	\$67,194	\$71,915	\$67,778
2015 Per Capita Income	\$37,867	\$37,412	\$36,262
2015 Average Household Income	\$90,092	\$97,189	\$92,514

Nearby Businesses

Walgreens
Lou Malnati's
Jewel
Randhurst Shopping Center

Business Description

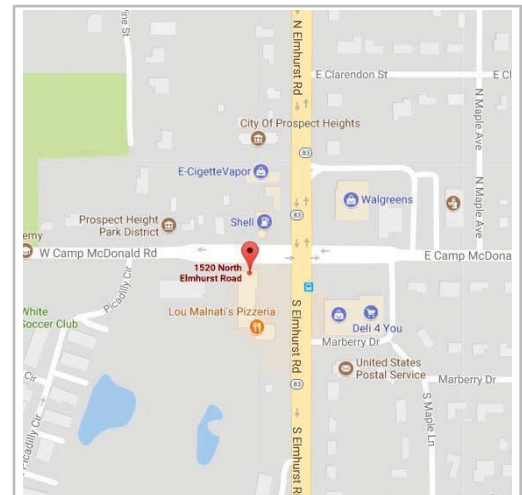
Price Reduced! Motivated owner moving out of state; Must Sell! Family owned, longstanding (25 years) classic hot dog and beef stand for sale. Located in a fully leased mall (six tenants in the mall have been in place for over 20 years). The stand serves fresh homemade shakes and sauces, as well as handpacked burgers. Well reviewed business; 4.5 (out of 5) star rating on Yelp for five years straight. All FF&E included. Owner will train.

OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 458 April 19, 2010

Map

Elmhurst and Camp McDonald



LISTING INFORMATION

Agent(s) Responsible	Chad Severson
Transaction Type	Business / Asset Sale with Lease Assignment
Real Estate Include?	No
Property Data	
Property Name	Colony Court Shopping Center
Business Name	Heffy's Hot Dogs
Address	1520 N. Elmhurst Road
City, Zip Code	Mt. Prospect, Il 60056
Area	NW Chicago Suburbs
County	Cook
Sale Price	\$149,000.00 (Business & Assets) PRICE REDUCED!
Rental Rate	\$3,179.00 per Month
Lease Type	Gross
Lease Term	Month to month, but LL is ready to sign 3-year extension, with another 3-yr then a 5-yr after that for qualified buyer
Lease Options	Two 3-year options, with a 5-year option on the back
Yearly Adjustment	3%
Security Deposit	\$2,500.00
Building Type	Strip Mall, single story, 100% leased, (always full)
# of Seats	73 inside, with 8 outside tables
Stories	Single
Size	1,760 Total SF
Parking	72 + 2 HC
Zoning	B-3
Licenses	Class 2 Business, has been approved for Liquor in the past, but did not pursue.
A/C & Heat	Electric / Gas
Type of Roof & Age	Membrane, New in 2016
Ceiling Heights	10ft
Nearby Businesses	Walgreens, Lou Malanati's, Jewel, Randhurst Shopping Center, EpcO Paint, Dry Cleaners, Hair Dresser (6 Tenants in mall have been in place over 20 years)
Property Description	2nd from end towards the North, next to a Cosmetics store, in a 100% leased mall
Location Description	Southwest corner of Elmhurst and Camp McDonald Roads
Cross Streets	Elmhurst and Camp McDonald
Business Data	
Business Description	Price Reduced! Motivated owner moving out of state; Must sell! Family owned, longstanding (25 years) classic hot dog and beef stand. Featuring fresh homemade shakes and sauces and hand packed burgers. Owner supports local athletics and schools. 4.5 STAR rating on Yelp for 5+ years straight.

LISTING INFORMATION

Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Year Established	July 1991 opened
Years of Operation	26 years
No. of Employees	5
Hours of Operation	M-F: 10:30-9, Sat: 11-8, Closed on Sundays
Reason for selling	n/a
Approx. Annual Gross Sales	\$380,000 - 2016
FF&E included in price? Value?	Yes, 2 deep fryers, 3ft broiler, 3ft grill, gyro machine, steam table, shake machine, 2 prep coolers, lease ice machine, single cash machine with printer, sixteen 4 top tables and booths
Inventory included in price? Value?	No
Will seller provide training? How long?	Owner will train for up to 5 hours a day for 30 days, negotiable after that
Competition/Market Overview	2 close by hot dog stands recently closed
Growth/Expansion possibilities	Catering and to-go sales