

# Burbank - Chicago Near Southwest Suburbs CORNER, FREE-STANDING RESTAURANT FOR SALE OR LEASE - IDEAL FOR BANQUET!

5900 W. 79th St. Burbank, IL



## Burbank

Burbank is a city in Illinois. It is located at the southwest edge of the city of Chicago; the Chicago city limit – specifically that of the Ashburn neighborhood – is in common with Burbank's eastern city limit. Burbank shares a boundary with Oak Lawn to its south, Bridgeview to its west, and Bedford Park to its north; the city of Hometown is also adjacent to Burbank's southeast corner. Burbank is less than two miles south of Chicago Midway International Airport. The current mayor is Harry J. Klein, who took office in 1991.

**5900 W. 79th St. Burbank, IL 60459** - Formerly *Georgious Restaurant*

Size	4,250 S.F. (Restaurant)
	19,725 SF (Lot)
Rental Rate	Negotiable
Price	\$420,000 (Real Estate Only)

For additional information or to schedule a showing contact:

Chad Severson

815.404.9171

chad@kudangroup.com



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	8,569	83,845	239,341
2015 Female Population	8,531	85,909	248,664
2015 Total Population	17,100	169,754	488,005
2015 Total Households	5,393	56,289	159,505
Housing			
2015 Total Housing Units	5,472	58,628	171,511
Income			
2015 Median Household Income	\$54,812	\$55,979	\$53,296
2015 Per Capita Income	\$21,674	\$22,892	\$22,439
2015 Average Household Income	\$68,315	\$68,553	\$68,027

## Nearby Businesses

Walgreens	Dugout
Durbin's	Little Frank's Pizzeria
McDonald's	Steak N' Kabob

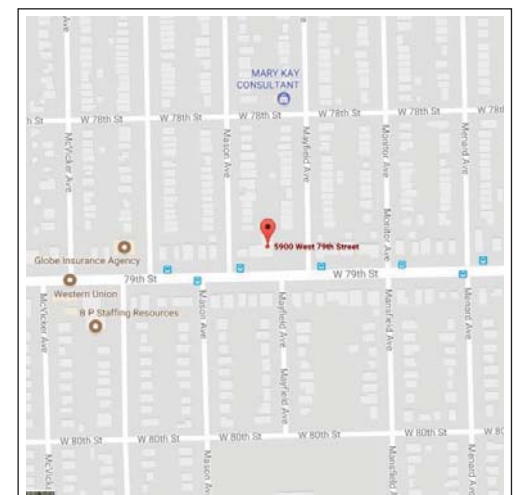
## Description

Corner lot, commercial one-story closed family restaurant with banquet space downstairs. Main floor includes a spacious dining area, large full kitchen with walk-in cooler & freezer, small bar and two washrooms. Property includes all FF&E. Parking for 30+ cars. Ideal opportunity for a banquet facility!

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. F78 3-7-13

## Map

East of Mason and West of Mayfield on the North side of 79th Street



### Client Data Sheet

<b>Agent(s) Responsible</b>	Chad Severson 815.404.9171
<b>Transaction Type</b>	Bank owned REO. Real Estate for sale or negotiable lease.
<b>Type of Property</b>	Building, closed restaurant. PIN#: 19-29-410-032-0000
<b>Sale or Lease</b>	Sale, Bank REO
<b>Property Data</b>	
<b>Property Name</b>	Formerly <i>Georgious Restaurant</i>
<b>Address</b>	5900 W. 79th Street
<b>City, Zip Code</b>	Burbank, IL 60459-1241
<b>Area</b>	Southern Suburbs
<b>County</b>	Cook
<b>Sale Price</b>	\$420,000 (Real Estate)
<b>Rental Rate</b>	Negotiable
<b>Lease Type</b>	Negotiable
<b>Lease Term</b>	Negotiable
<b>Options</b>	Negotiable
<b>Yearly Rental Adjustment</b>	3%
<b>Security Deposit</b>	Negotiable
<b>Taxes</b>	\$6,581
<b>Building Type and Year Built</b>	Store building, commercial, wood siding, single level with usable slab concrete finished basement. 4,250 SF
<b># of Seats</b>	125+
<b>Stories</b>	Single
<b>Size</b>	4,250 SF
<b>Lot Size</b>	.45 acres / 19,725 sf. 125 x 157
<b>Parking</b>	30+ spots, with 3 hc
<b>Zoning</b>	Commercial, C-1

### Client Data Sheet

<b>Licenses</b>	Currently none
<b>A/C &amp; Heat</b>	Electric HVAC and Gas heat
<b>Type of Roof &amp; Age</b>	Flat membrane, recently fixed leaks
<b>Type of Basement</b>	Slab concrete
<b>Ceiling Heights</b>	8-10ft
<b>Township</b>	Stickney Township
<b>Nearby Businesses</b>	Walgreens, Durbin's, McDonald's, Dugout, Little Frank's Pizzeria, Steak N Kabob
<b>Property Description</b>	Corner lot, commercial one-story closed family restaurant with banquet space downstairs. Main floor includes a spacious dining area, large full kitchen with walk-in cooler & freezer, small bar and two washrooms. Includes all FF&E. Parking for 30+ cars. Ideal opportunity for a banquet facility!
<b>Location Description</b>	6 blocks west of Central Avenue on North side of 79th street
<b>Cross Streets</b>	East of Mason and west of Mayfield on the north side of 79th street
<b>Business Data</b>	
<b>Is the business currently operating?</b>	No
<b>Business Description</b>	Closed Italian restaurant and banquet hall
<b>Year Established</b>	1964
<b>Years of Operation</b>	50+
<b>Reason for selling</b>	Bank REO
<b>Video Gaming?</b>	None currently but Burbank does allow gaming. Needs to be applied for and installed
<b>FF&amp;E included in price?</b>	YES, \$100k....
<b>Competition/Market Overview</b>	Banquet facility, breakfast house, Italian or Mexican restaurant