

Lombard, Illinois COMMERCIAL CONDO/TURN-KEY RESTAURANT AVAILABLE



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

105 St. Charles Rd.



Lombard, IL

Lombard is a village in DuPage County. It is served by Metra's Union Pacific West Line, as well as highways I-88 and I-355 and Routes 38, 53, 56 and 64. Lombard is a popular hub for shopping and restaurants in the Chicago suburbs. The village is also home to one of the nation's major regional shopping malls – Yorktown Center with anchor stores such as Von Maur, JC Penney, Carson Pirie Scott & more.

	105 St. Charles Rd. Lombard, IL 60148 - Formerly Capone's
Size (Approx.)	2,000 SF Ground Level
	1,000 SF Lower Level
Type	Commercial Condo
Price	\$375,000 (Real Estate Sale)



For additional information or to schedule a showing contact:
Scott Reinish
312.575.0480 Ext. 17
Scott@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	8,334	54,923	142,383
2013 Female Population	8,454	56,009	147,298
2013 Total Population	16,788	110,932	289,681
2013 Total Households	6,371	39,845	104,654

Income

2013 Median Household Income	\$74,534	\$70,368	\$71,071
2013 Per Capita Income	\$33,080	\$30,499	\$32,259
2013 Average Household Income	\$87,136	\$84,559	\$87,819

Nearby Businesses

Dominick's Pizza & Pasta
Dunkin Donuts
Walgreens
Jewel Osco
Fitz's Pub II
Biesiada Restaurant & Banquet

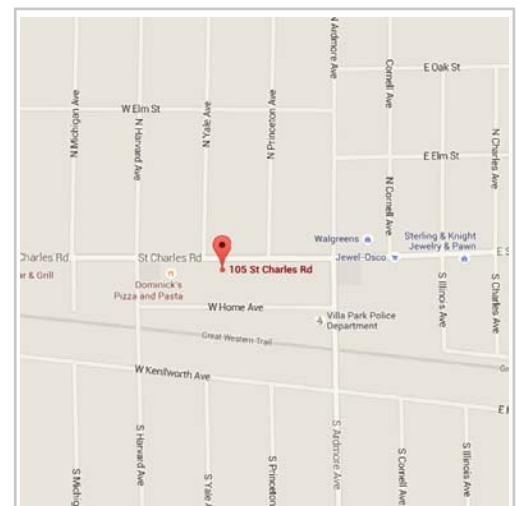
Description

Turn-key restaurant/commercial condo available in downtown Lombard! Formerly the pizzeria Capone's. Occupancy on the 1st floor as well as the finished basement (perfect for private parties). Equipped with 8 beer tap lines. Large kitchen on upper floor along with plenty of prep area in the basement (including 2 huge smokers, 2 walk-in coolers, 1 walk-in freezer and a dumb waiter between the 1st floor and basement). Perfect for any bar/restaurant re-concept!

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. A126 09-01-2015

Map

St. Charles Rd. & North Park Ave.



LISTING INFO

Agent Responsible	Scott Reinish scott@kudangroup.com
Transaction Type	Commercial Condo/Real Estate for Sale
Type of Property	Restaurant/Bar
Property Data	
Address	105 St. Charles Rd.
City, Zip Code	Lombard, IL 60148
Area	Western Suburbs
County	DuPage
Sale Price	\$375,000 (Real Estate Sale)
Taxes	\$792 per month / \$9,500 per year
Assoc. Dues	\$303 per month / \$3,636 per year
Stories	1
Square Feet	2,000 SF on the Ground Level 1,000 SF Lower Level
Parking	Adjacent Parking lot
A/C & Heat	4 units. Ask agent for Tonnage.
Electric (amps)	Ask agent.
Type of Basement	Partial/Finished
Nearby Businesses	Dominick's Pizza & Pasta, Dunkin Donuts, Walgreens, Jewel Osco, Fitz's Pub II, Biesiada Restaurant & Banquet, Caps Sports Bar & Grill
Property Description	Turn-key restaurant/commercial condo available in downtown Lombard! Formerly the pizzeria Capone's. Occupancy on the 1 st floor as well as the finished basement (perfect for private parties). Equipped with 8 beer tap lines. Large kitchen on upper floor along with plenty of prep area in the basement (including 2 huge smokers, 2 walk-in coolers, 1 walk-in freezer and a dumb waiter between the 1 st floor and basement). Perfect for any bar/restaurant re-concept!
Location Description	Lombard is a village in DuPage County. It is served by Metra's Union Pacific West Line, as well as highways I-88 and I-355 and Routes 38, 53, 56 and 64. Lombard is a popular hub for shopping and restaurants in the suburbs. The village is also home to one of the nation's major regional shopping malls - Yorktown Center with anchor stores such as Von Maur, JC Penney, Carson Pirie Scott & more.
Cross Streets	St. Charles Rd. / North Park Ave.

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.