

West Chicago, Illinois Existing Restaurant/Commercial Condo Available



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

540 Main St.



West Chicago, Illinois

West Chicago is a city in DuPage County. The city was established around the first junction of railroad lines in Illinois and today is still served by the Union Pacific West Metra via the West Chicago station. It quickly adapted to industry in the early 1900s and today continues to attract quality business development. West Chicago is home to several significant corporate headquarters including Jel Sert, Ball Horticultural Company and General Mills. In 2001, the city underwent a massive renovation, especially in the downtown area, corner of Route 59 and Main St. and Route 59 and North Ave. drawing more residents and residential development.

540 Main St. West Chicago, IL 60185

Size (Approx.) 4,000 SF (1st Floor)

Small Office (2nd Floor)

Type Commercial Condo/Restaurant

Price \$324,500 (Real Estate Sale) Price Reduced!



Smart Phone (QR Code)

For additional information or to schedule a showing contact:

Scott Reinish

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	8,886	19,192	70,153
2013 Female Population	8,270	18,553	70,779
2013 Total Population	17,156	37,745	140,932
2013 Total Households	4,528	11,429	46,823

Income

	1-mi.	3-mi.	5-mi.
2013 Median Household Income	\$69,095	\$71,256	\$82,422
2013 Per Capita Income	\$22,089	\$26,937	\$32,502
2013 Average Household Income	\$82,428	\$88,060	\$96,276

Nearby Businesses

Dunkin Donuts
KFC
Supermercado Tampico
Taco Bell
Burger King
McDonald's

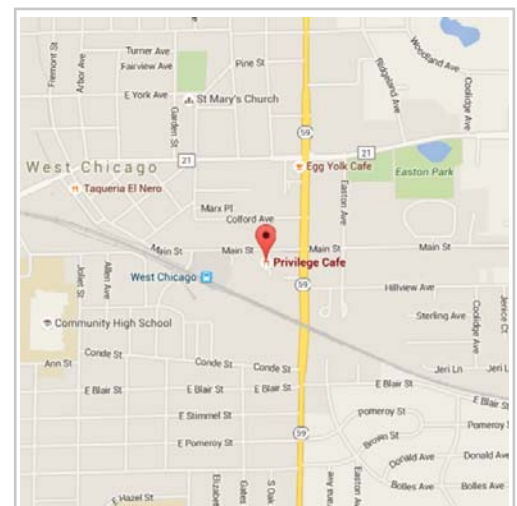
Description

Existing restaurant/commercial condo for sale in downtown West Chicago. Formerly known as Privilege Sports Bar and Seafood restaurant. Large kitchen with an open floor plan, as well as a small office. Beautiful side patio for al fresco dining. 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

Main St. just West of 59



LISTING INFO

Agent(s) Responsible	Scott Reinish Scott@kudangroup.com
Transaction Type specify!	Commercial Condo/Real Estate for Sale
Type of Property	Restaurant/Bar
Property Data	
Address	540 Main St.
City, Zip Code	West Chicago, IL 60185
Area	Western Chicago Suburbs
County	DuPage
Sale Price	\$324,500 (Real Estate) <i>Price Reduced!</i>
Taxes	\$1,617 per month / \$19,400 per year
Assoc. Dues	\$129.03 per month / \$1,548.36 per year
Stories	2
Square Feet	4,000 SF on the Ground Floor Small Office on the 2 nd Floor
Parking	Street
A/C & Heat	Central - Ask Agent
Electric (amps)	Ask Agent
Type of Basement	None
Nearby Businesses	Dunkin Donuts, KFC, Supermercado Tampico, Extra Value Liquors, Burger King, McDonald's, Taco Bell
Property Description	Existing restaurant/commercial condo for sale in downtown West Chicago. Formerly known as Privilege Sports Bar & Seafood restaurant. Large kitchen with an open floor plan, as well as a small office. Beautiful side patio for al fresco dining. Perfect for any bar/restaurant re-concept!
Location Description	West Chicago is a city in DuPage County. The city was established around the first junction of railroad lines in Illinois and today is still served by the Union Pacific West Metra via the West Chicago station. It quickly adapted to industry in the early 1900s and today continues to attract quality business development. West Chicago is home to several significant corporate headquarters including Jel Sert, Ball Horticultural Company and General Mills. In 2001, the city underwent a massive renovation drawing more residents and residential development.
Cross Streets	Main St. just West of 59

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