

# River Grove - Chicago Suburb

## MIXED-USE PROPERTY WITH FULLY EQUIPPED RESTAURANT/BAR FOR SALE



566 W. Lake St. Suite 320  
Chicago, Illinois 60661-1411  
kudangroup.com

2300 River Road - Totu Cafe



**OPERATING BUSINESS.**  
**DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



### River Grove

River Grove is a town filled with character, holding on dearly to a long history as Leyden Township's oldest incorporated village. The result is a community with an unmistakable and genuine small town charm. At the same time, River Grove has laid the groundwork to capitalize on their strong development opportunities that will ensure the village has a strong and prosperous future.

**2300 River Rd., River Grove, IL 60171 - Totu Cafe**

Size	3,031 SF (Approx.)
Lot Size	13,739 SF (Approx.)
Asking Price	\$599,000 (Real Estate with Business)
	\$99,000 (Business Only)

For additional information or to schedule a showing contact:

Smart Phone (QR Code)

Adam Salamon

312.575.0480 x 6

Adam@kudangroup.com



### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	5,514	101,350	297,456
2013 Female Population	5,777	105,524	317,152
2013 Total Population	11,291	206,874	614,608
2013 Total Households	4,124	70,473	212,349

### Income

2013 Median Household Income	\$49,458	\$56,036	\$53,696
2013 Per Capita Income	\$23,347	\$24,416	\$23,536
2013 Average Household Income	\$62,822	\$71,103	\$67,602

### Nearby Businesses

Triton College  
River Auto Body  
River Park Moose Lodge  
Murphy's Contractors Equipment

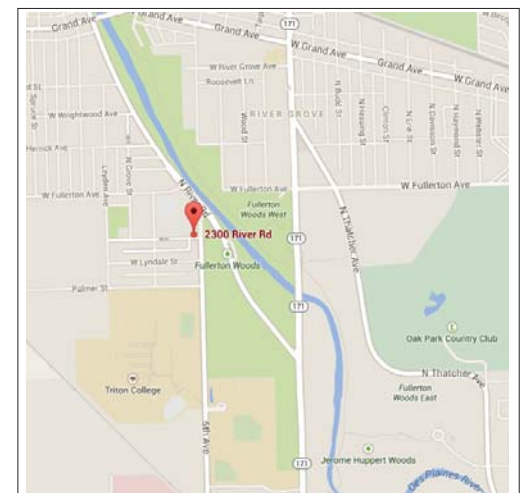
### Highlights

Great mixed-use property located on three full lots. Includes fully-equipped restaurant/bar with two patios and an attached office/apartment. Features all new mechanicals throughout the building. Great opportunity to expand on gaming machines and a steady clientele that is already in place.

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. 1.24.14

### Map

#### River Road & 5th Avenue



### **LISTING INFO**

Agent Responsible	Adam Salamon <a href="mailto:adam@kudangroup.com">adam@kudangroup.com</a>
Transaction Type	Real Estate w/ Business
Type of Property	Restaurant/Bar
Sale or Lease	Sale
<b>Property Data</b>	
Property Name	Totu Cafe
Address	2300 River Rd.
City, Zip Code	River Grove, IL 60171
Area	Western Suburbs
County	Cook
Sale Price	\$599,000.00 (Real Estate & Business) <i>Price Reduced!</i> \$99,000.00 (Business Only)
Taxes	\$9,946.00 (2014)
Security Deposit	\$15,000.00
Building Type and Year Built	Frame
# of Seats	Approximately 75 (185 Occupancy)
Stories	Two story
Size (Approx.)	3,031 SF
Lot Size (Approx.)	13,739 SF
Parking	40 spaces
Zoning	c-3
Licenses	Food and Liquor
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Type of Roof & Age	Flat Roof-Rubber (Re-sealed 3 years ago.)
Type of Basement	Partial – Finished
Ceiling Heights	10'
Nearby Businesses	Triton College, River Auto Body, River Park Moose Lodge, Murphy's Contractors Equipment
Property Description	Great mixed-use property located on three full lots. Fully-equipped restaurant/bar with two patios and attached office/apartment. Features all new mechanicals throughout the building. Great opportunity to expand on gaming machines and a steady clientele that is already in place.
Location Description	River Grove is a town filled with character, holding on dearly to a long history as Leyden Township's oldest incorporated village. The result is a community with an unmistakable and genuine small town charm. At the same time, River Grove has laid the groundwork to capitalize on their strong development opportunities that will ensure the village has a strong and prosperous future.
Cross Streets	River Rd. & 5 <sup>th</sup> Ave.

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### **LISTING INFO**

<b>Business Data</b>	
Is the business currently operating?	Yes
Business Sale Price	\$99,000.00
Rental Rate	\$6,000.00 per Month
Taxes	\$9,946.00 (2014) Tenant will pay any increase to taxes above 2014 base year.
CAM & Insurance	Tenant responsible for scavenger, snow removal and utilities.
Years of Operation	12 years
No. of Employees	5
Hours of Operation	Mon. – Fri. 12pm-2am, Sat. 12pm-3am, Sunday 12pm-12am
Reason for selling	Retirement
Approx. Annual Gross Sales	\$250K
FF&E included in price?	Yes
Inventory included in price?	No
Will seller provide training?	Yes- 1 week of training.
Expansion Possibilities	Three full lots leave lots of room for expansion.