

# Wheeling, IL - Chicago Northwest Suburbs .62 ACRE COMMERCIAL LOT WITH RESTAURANT FOR SALE



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269-83 S. Milwaukee Ave. Wheeling, IL 60090



## Wheeling, IL

Wheeling is a village in Cook and Lake counties. Wheeling's motto is "A Community of Choice". Located in the heart of Chicago's prestigious northern suburbs, Wheeling has a unique balance of industry, commercial development and residential neighborhoods. Wheeling is known regionally and nationally as the home of the Milwaukee Avenue "Restaurant Row". The village has a station on Metra's North Central Service, providing daily commuter rail between Antioch and Chicago Union Station. Chicago Executive Airport, the third busiest airport in Illinois after O'Hare and Midway, is jointly run by Wheeling and Prospect Heights.

### Le Francais - 269-83 S. Milwaukee Ave. Wheeling, IL 60080

|                |  |
|----------------|--|
| Size (Approx.) | .62 Acres                                  |
|                | 4,323 SF Building                          |
|                | 54,886 SF Land                             |
| Sale Price     | \$1,100,000 (Real Estate, Land & Business) |

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Jarrett Fradin

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## Demographics

|                        | 1-mi.  | 3-mi.  | 5-mi.   |
|------------------------|--------|--------|---------|
| Population             |        |        |         |
| 2015 Male Population   | 5,144  | 42,798 | 117,096 |
| 2015 Female Population | 5,030  | 44,274 | 123,815 |
| 2015 Total Population  | 10,174 | 87,072 | 240,911 |
| 2015 Total Households  | 3,711  | 32,887 | 91,383  |

## Income

|                               |          |           |           |
|-------------------------------|----------|-----------|-----------|
| 2015 Median Household Income  | \$53,029 | \$70,951  | \$80,305  |
| 2015 Per Capita Income        | \$26,919 | \$38,557  | \$43,607  |
| 2015 Average Household Income | \$72,574 | \$101,276 | \$113,795 |

## Property Highlights

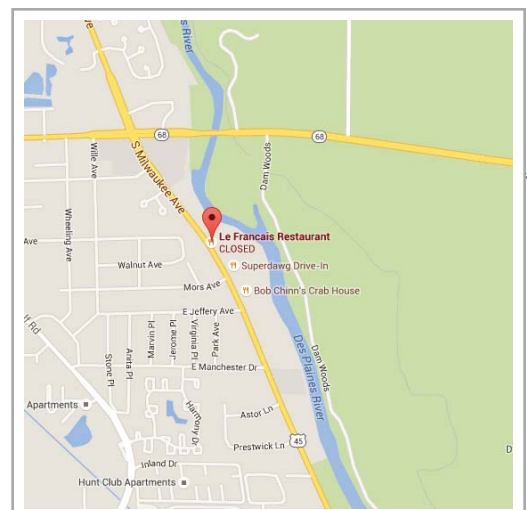
The real property included in this offer is comprised of an approx. 4,323 SF building situated on approximately .62 Acres in the TIF district. Originally built in 1947, and rebuilt in 1975 after a fire, the restaurant has been unoccupied since 2000. This fully-equipped restaurant sits on over 160 ft. of frontage on Milwaukee Ave. located in the middle of Restaurant Row.

## Business Highlights

Named America's Best Restaurant in 1980 by Bon Appetit Magazine, Le Francais restaurant is now available for purchase along with all of its contents including the priceless artifacts from award-winning master chef Jean Banchet. This culinary institution, responsible for putting the Chicago dining scene on the map, presents a rare opportunity for a new owner and chef to cook in Jean Banchet's kitchen and serve guests using the original china and linens.

## Map

North of E. Dundee Rd. and Milwaukee Ave.



**269-283 S. Milwaukee (Le Francais)**

|                               |  |
|-------------------------------|--|
| Agent Responsible             | Jarrett Fradin   |
| Transaction Type              | Building, Land (Real Estate) and Business  |
| Type of Property              | Restaurant   |
| <b>Property Information</b>   |  |
| Property Name                 | Le Francais Restaurant   |
| Address                       | 269-283 S. Milwaukee Avenue  |
| City, Zip Code                | Wheeling, IL 60090   |
| Area                          | North West Suburbs   |
| County                        | Lake County  |
| Asking Price                  | \$1,100,000 (Real Estate Sale)   |
| Taxes                         | 2014- \$28,393.46 2014- \$2,533  |
| PIN #'s                       | 03-12-105-024-0000, 03-12-105-025-0000   |
| Building Type/Year Built      | Originally in 1947 & Rebuilt in 1980   |
| # of Seats / Occupancy        | +/- 138  |
| Stories                       | One  |
| Square Feet                   | Building – 4,323 SF. Land - 54,886.  |
| Lot Size                      | .62 Acres  |
| Parking                       | +/- 88   |
| Zoning                        | B-2, General Commercial District   |
| Licenses                      | Retail Food/Liquor   |
| A/C & Heat                    | Central Building Heat/Air  |
| Electric (amps)               | Ample  |
| Type of Roof & Age            | Recently   |
| Type of Basement              | Partial  |
| Ceiling Heights               | Varies between 8-14 Ft   |
| Business Description          | Named America's best restaurant in 1980 by Bon Appetit Magazine, Le Francais restaurant is now available for purchase along with all of its contents, including the priceless artifacts from award-winning master chef Jean Banchet. . This culinary institution, responsible for putting the Chicago dining scene on the map, presents a rare opportunity for a new owner and chef to cook in Jean Banchet's kitchen and serve guests using the original china, and linens. |
| Property/Location Description | The real property included in this offer is comprised of an approximately 4,323 square foot building situated on approximately .62 acres in the TIF district. Originally built in 1947, and rebuilt in 1975 after a fire, the restaurant has been unoccupied since 2000. This fully equipped restaurant sits on over 160 ft. of frontage on Milwaukee Avenue located in the middle of restaurant row.  |
| Cross Streets                 | North of E. Dundee Road and Milwaukee 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.

**269-283 S. Milwaukee (Le Francais)**

|                         |                                    |
|-------------------------|------------------------------------|
| Hours of Operation      | N/A                                |
| Annual Gross Sales      | N/A closed for the last 10+ Years. |
| FF&E included in price? | Yes                                |
| Training?               | N/A                                |

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