

# St. Charles - Chicago Western Suburb BAR/RESTAURANT WITH PATIO & ALL FF&E INCLUDED



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

204 W. Main St.



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



## St. Charles

Nestled in the Fox River Valley and just one hour west of Chicago, Greater St. Charles bursts with natural charm. Cruise the Fox River aboard a paddlewheel riverboat or canoe. Experience the abundance of parks and trails, perfect for spring and autumn hikes, summertime picnics, winter snowshoeing and cross-country skiing. Dine along the river, applaud live theater performances, browse and buy in antique and boutique shops and appreciate our public art and architecture. Fortunate to boast 12 lodging and meeting facilities, 11 hotels offer splendid getaway options, from the Midwest's largest entertainment resort, Pheasant Run Resort, to the riverfront Hotel Baker, to a wide selection of select service hotels. For corporate and association groups only, the Q Center's amenities for meetings and training is unparalleled.

## Beehive Tavern & Grille - 204 W. Main St. St. Charles, IL 60174

Size 4,200 S.F.

Zoning CBD-1

Price \$329,000 (Business) *Price Reduced!*

For additional information or to schedule a showing contact:

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## Demographics

|                        | 1-mi. | 3-mi.  | 5-mi.   |
|------------------------|-------|--------|---------|
| Population             |       |        |         |
| 2015 Male Population   | 3,427 | 29,111 | 57,773  |
| 2015 Female Population | 3,524 | 29,054 | 58,671  |
| 2015 Total Population  | 6,951 | 58,165 | 116,444 |
| 2015 Total Households  | 2,935 | 21,338 | 40,617  |

## Housing

|                          |       |        |        |
|--------------------------|-------|--------|--------|
| 2015 Total Housing Units | 2,898 | 18,617 | 32,608 |
|--------------------------|-------|--------|--------|

## Income

|                               |          |           |           |
|-------------------------------|----------|-----------|-----------|
| 2015 Median Household Income  | \$70,832 | \$86,714  | \$94,303  |
| 2015 Per Capita Income        | \$41,358 | \$44,389  | \$43,698  |
| 2015 Average Household Income | \$96,976 | \$118,190 | \$123,399 |

## Nearby Businesses

|                |                       |
|----------------|-----------------------|
| Alley 64       | Pub 222               |
| PK Specialties | The Jank Guitar Store |
| Forever Yogurt | Taste of Himalayas    |

## Highlights

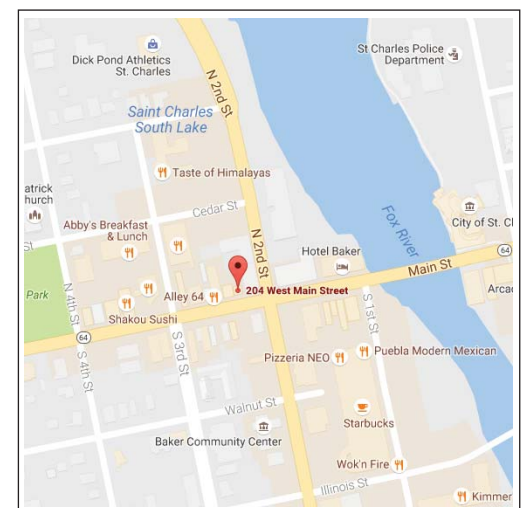
Profitable bar/restaurant for sale in the heart of downtown St. Charles. Great build-out with all FF&E included. Lovely patio in rear adds to the charm. Gaming License is pending.

*Operating business. Do not disturb employees or management.*

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. F72 1-16-2013

## Map

Main St. & 2nd St.



### LISTING INFO

|                                |   |
|--------------------------------|---|
| Agent(s) Responsible           | Adam Salamon  |
| Transaction Type               | Business Only   |
| Type of Property               | Restaurant/Bar  |
| Real Estate included in price? | No  |
| <b>Property Data</b>           |   |
| Property Name                  | Historic St. Charles Hotel Building   |
| Business Name                  | Beehive Tavern & Grille   |
| Address                        | 204 W. Main St.   |
| City, Zip Code                 | St. Charles, IL 60174   |
| Area                           | Western Suburbs   |
| County                         | Kane  |
| Sale Price                     | \$329,000 (Business) <i>Price Reduced!</i>  |
| Rental Rate                    | \$8,200.00/Month  |
| Lease Type                     | Gross   |
| Lease Term                     | April 30, 2021  |
| Lease Options                  | Two five-year options   |
| Yearly Adjustment              | None  |
| Security Deposit               | To Be Determined  |
| Building Type and Year Built   | Brick 1851  |
| # of Seats                     | 140 inside – 30 Patio   |
| Stories                        | Three   |
| Size                           | Approx. 4,200 SF  |
| Parking                        | Street  |
| Zoning                         | Core Central Business District 1 (CBD-1)  |
| Licenses                       | Class B, Gaming License (Applied)   |
| A/C & Heat                     | HVAC  |
| Electric (amps)                | 200 Amps  |
| Type of Basement               | Partial Height  |
| Ceiling Heights                | 10'   |
| Nearby Businesses              | Alley 64, PK Specialties, Forever Yogurt, Pub 222, The Jank Guitar Store, Taste of Himalayas  |
| Property Description           | Profitable bar-restaurant for sale in the heart of downtown St. Charles. Great build-out with all FF&E included. Lovely patio area in rear adds to the charm. Gaming license pending. <b>Operating business. Do not disturb employee or management.</b> |
| Cross Streets                  | Main St. & 2 <sup>nd</sup> St.  |
| <b>Business Data</b>           |   |
| Is the business operating?     | Yes; Do not disturb employees or management.  |
| Year Established               | 2004 – 12 Years of Operation  |
| No. of Employees               | 14-20 (Seasonal)  |
| Hours of Operation             | 11:30am-2am   |
| Approx. Annual Gross Sales     | Approx. \$1.1M  |
| FF&E included in price?        | Yes   |
| Will seller provide training?  | Yes   |