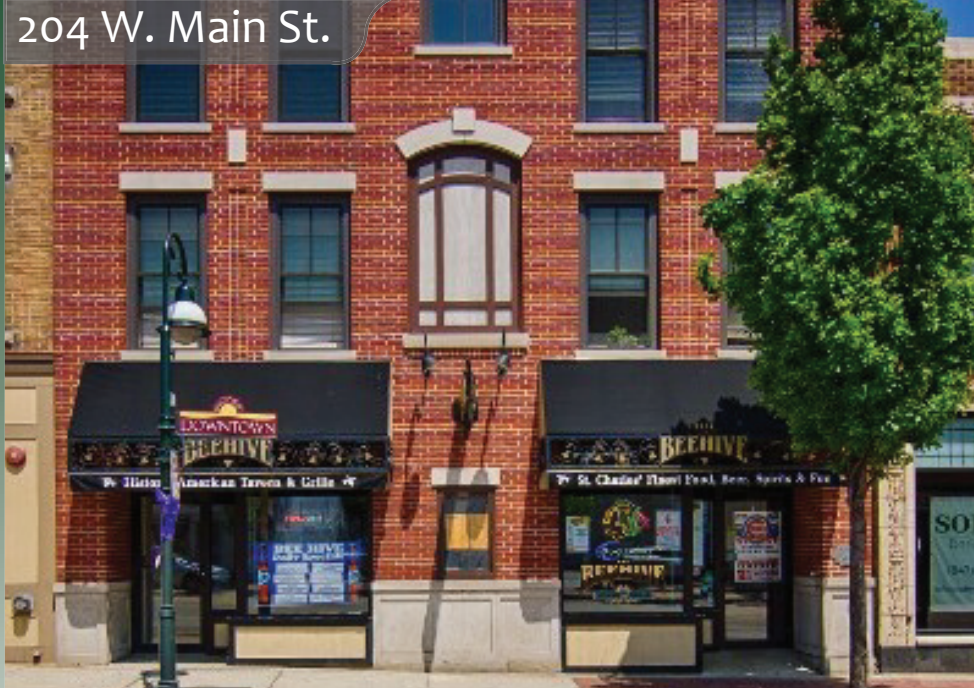


St. Charles - Chicago Western Suburb BAR/RESTAURANT WITH PATIO & ALL FF&E INCLUDED



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 \$349,000 (Business)

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 ext. 16

adam@kudangroup.com

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
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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
Property Data	
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	\$349,000 (Business)
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. Operating business. Do not disturb employee or management.
Cross Streets	Main St. & 2 nd St.
Business Data	
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