

Oak Lawn - Chicago Southern Suburb ESTABLISHED, FULLY-FIXTURED SPORTS BAR & GRILL WITH REAL ESTATE FOR SALE



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

Krauss' Gaslite Lounge



Demographics

Population (2014)	57,034
Male Population	27,245
Female Population	29,789
Median Age	42
Household Income (2013)	\$56,850
Per Capita Income (2013)	\$28,607

Nearby Businesses

Smashburger
Lou Malnati's Pizzeria
Green Oak & Coral Plaza Shopping Centers
Hilton Chicago/Oak Lawn

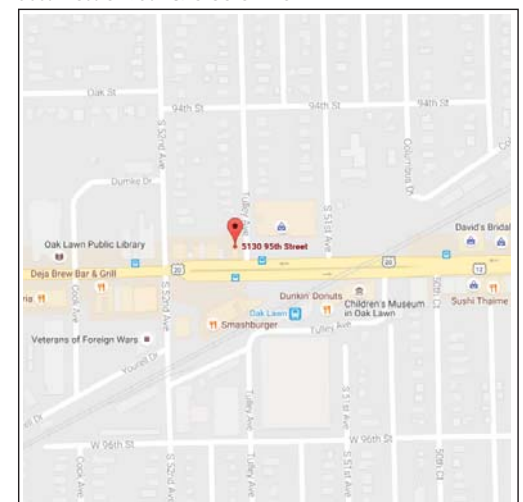
Highlights

Gaslite is a hometown favorite sports bar with kitchen. Family owned and operated for over 40 YEARS! Located in high traffic area on 95th and Tulley Ave. with tons of visibility! The immediate area is packed with new development with major retailers like Starbucks, Lou Malnati's, and Smashburger. Within a 3-mile radius you will find major destination sites that include Chicago Ridge Mall, Stony Creek Golf Course, and Green Oak Shopping Plaza. Real estate, business and FF&E are all included in price! This is a great opportunity to own your own business in the heart of town!

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. 626 12-10-2012

Map

95th & Tulley.
Just west of 95th & Cicero Ave.



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



Oak Lawn

Cook County, 13 miles SW of the Loop. Oak Lawn lies just outside the southwestern edge of Chicago, and is one of the largest municipalities in Cook County. The intersection of 95th Street (the village's main east-west thoroughfare) and Cicero Avenue is one of the county's busiest. Oak Lawn stands as a mature community of more than 57,000 residents. Affordable homes in friendly neighborhoods and quality community services are complemented by a unique assortment of restaurants, business establishments and retailers. Thanks to its location just outside of Chicago and the close proximity to Midway Airport, major expressways and rail lines, Oak Lawn continues to be an attractive community for new businesses and prospective employees.

Krauss' Gaslite Lounge - 5130 W. 95th St. Oak Lawn, IL 60453

Size	2,000 SF (Approx.) with Additional Basement
Licenses	Retail Food, Liquor & Gaming
Parking	18 Designated Spaces
Price	\$799,000 (Real Estate/Business/Assets) <i>Price Reduced!</i>

For additional information or to schedule a showing contact:

Chad Severson	Anthony Citriglia
312.575.0480	312.575.0480 ext. 10
Chad@kudangroup.com	Anthony@kudangroup.com

LISTING INFO

Agents	Chad Severson chad@kudangroup.com Anthony Citriglia anthony@kudangroup.com
Transaction Type	Business and Real Estate Sale
Type of Property	Bar/Restaurant
Sale or Lease	Sale
Real Estate included in price?	Yes
Property Data	
Property Name	Gaslite
Address	5130 95 th St.
City, Zip Code	Oak Lawn, IL 60453
Area	Oak Lawn
County	Cook County
Sale Price	\$799,000 (Business and Real Estate) Price Reduced!
Taxes	2015 (Approximately \$30k)
Building Type and Year Built	Single Story Brick (Year Built: Approx 1930)
# of Seats/Occupancy	85 Seats, Occupancy of 100
Stories	Single Story
Size of business/building	2,000 Square Feet (Approx.) With additional Basement.
Parking	18 designated spots
Zoning	Commercial
Gaming	Yes/Approximately \$60k Annually
Licenses	Liquor License, Gaming License
A/C & Heat	Electric / Gas
Electric (amps)	N/A
AGE	20 years (Approx.) Shingle
Type of Basement	Partial/slab
Ceiling Heights	12 ft. (Approx.)
Ward	19 th Ward
Alderman	Matt O'shea 773-238-8766
Nearby Businesses	Smashburger, Lou Malnati's Pizzeria, Green Oak & Coral Plaza Shopping Centers, Hilton Chicago/Oak Lawn
Property Description	Restaurant/Bar with video gambling
Location Description	Cook County, 13 miles SW of the Loop. Oak Lawn lies just outside the southwestern edge of Chicago, and is one of the largest municipalities in Cook County. The intersection of 95th Street (the village's main east-west thoroughfare) and Cicero Avenue is one of the county's busiest. Oak Lawn stands as a mature community of more than 57,000

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Cross Streets	95 th and Tulley. Just west of 95 th and Cicero Ave.
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	Gaslite is a hometown favorite sports bar with kitchen and has been family owned and operated for over 40 YEARS! located in high traffic area on 95 th and Tulley Ave with tons of visibility! The immediate area is packed with new development with major retailers like Starbucks, Lou Malnati's, and Smashburger. Within a three-mile radius you will find major destination sights that include Chicago Ridge Mall, Stony Creek Golf Course, and Green Oak Shopping Plaza. Real estate, business, furniture fixtures, and equipment are all included in price! This is a great opportunity to own your own business in the heart of town!
Year Established	1951 opened, 1971 purchased by current owner
Years of Operation	45 Years
No. of Employees	4 +
Hours of Operation	11am – 2am 6 days a week, 11am-6pm Sundays
Reason for Sale	Retirement
Approx. Annual Gross Sales	Ask Agent
FF&E included in price?	Yes.
Inventory included in price?	Yes, approximately \$5k F&B
Will seller provide training?	No
Competition/Market Overview	Re-Energize/ Old School Bar and Grill/ Catering, Delivery

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PHOTO GALLERY

