

# Mt. Prospect - Chicago Northwest Suburbs MULTI-LEVEL SPORTS BAR/RESTAURANT & LIVE MUSIC VENUE

34 S. Main St. - Bar 145



Mt. Prospect, IL

Mt. Prospect is a village in Elk Grove and Wheeling Townships in Cook County, Illinois, about 2 miles northwest of downtown Chicago. With extensive award winning school districts and strong base of retail and professional businesses, Mount Prospect is a vibrant community with a small town feel. In the 1960's the community built the first indoor air-conditioned mall in the upper Midwest. Today that is known as Randhurst Village, an open-air mixed-use center with national and regional retailers, state-of-the-art cinema, office space, 140 room hotel and variety of restaurants. Another major development is the Kensington Business Center, home to several major national and international firms such as Searle, Braun Manufacturing, CVS Caremark and more. The village continues to pride itself in the slogan "Where Friendliness is a way of Life."

**Bar 145- 34 S. Main St. Mt. Prospect, IL 60056**

Size	9,300 SF (Approx.)
Stories	2 Stories + 3,500 SF Usable Basement with Elevator
# of Seats	350
Price	\$299,000 (Business)

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	9,268	63,640	148,006
2015 Female Population	9,806	65,859	153,254
2015 Total Population	19,074	129,499	301,260
2015 Total Households	7,265	50,682	114,490

## Income

2015 Median Household Income	\$76,819	\$67,989	\$65,036
2015 Per Capita Income	\$39,205	\$36,342	\$33,793
2015 Average Household Income	\$102,349	\$92,425	\$88,157

## Nearby Businesses

Starbucks  
Athletico  
Subway  
LePeep Cafe

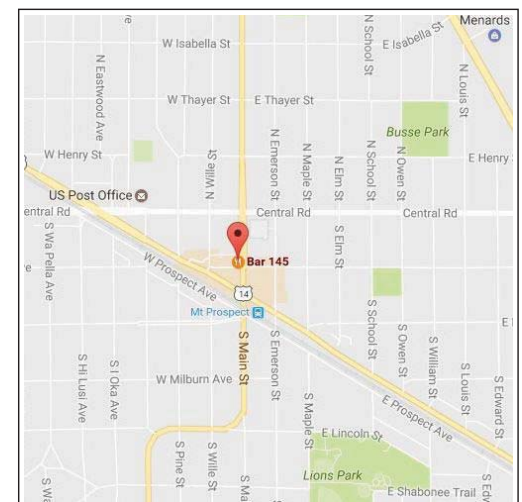
## Description

Two-level sports bar and live music venue available in downtown Mount Prospect! Three million dollar build out completed less than one year ago. Great space with 30' ceiling, 50-seat oval bar, private party room for 60 and a spacious patio. It also includes a 3,500 SF usable basement with a full kitchen, office, employee restrooms, 2 walk-in coolers, storage and an elevator. All FF&E is included in the asking price, featuring a new POS System, 20 tap draft system, 22 televisions and much much more!

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

Corner of Busse Ave. & Main St.



## LISTING INFO

Agent Responsible	Chad Severson chad@kudangroup.com
Transaction Type	Business for Sale Only
Type of Property	Multi floor sports bar/restaurant and live music venue
	<b>Property Data</b>
Business Name	BAR 145
Address	34 S. Main St.
City, Zip Code	Mt. Prospect, Illinois 60056
Area	Downtown Mt. Prospect
County	Cook
Sale Price	\$299,000 (Business Only)
Rental Rate	\$11,000.00
Lease Type	NNN
Lease Term	5 Year with 4 Years remaining
Lease Options	2: 5 year options
Yearly Adjustment	2%
CAP Rate	n/a
CAM & Insurance	Ins: \$4,700 annually, Cam: \$0
Security Deposit	\$10,000
Taxes	\$35,000
Building Type	Brick and Mortar
# of Seats	350+
Stories	2 + 3,500 SF usable basement with elevator
Size	9,300 SF
Parking	Public
Zoning	Commercial
Licenses	Class A, Restaurant
A/C & Heat	Electric/Gas
Electric (amps)	N/A
Type of Roof & Age	Membrane
Type of Basement	3500 SF: Full kitchen, office, employee restrooms, 2 walk-in coolers, storage
Ceiling Heights	30ft
Nearby Businesses	Starbucks, Athletico, Subway, LePeep Cafe, Edible Arrangements, Next to Metra Union Pacific NW Line
Property Description	Two story sports bar and live music venue. \$3 million dollar build-out less than 1 year ago.
Location Description	On the NW corner of Busse and 83, one block north of Northwest Highway (Rt 14) in Mt. Prospect, just north of the Metra NW line.
Cross Streets	Busse and Northwest Highway (Route 14)

## LISTING INFO

	<b>Business Data</b>
Is the business currently operating?	Closed 1/1/2017
Business Name	Bar 145
Business Description	Sports bar, live music Venue
Year Established	2016
Years of Operation	2016
No. of Employees	25
Hours of Operation	11-1 M-Th, 11-2 F/Sat, 11-12 Sun
Reason for selling	Relocating
Approx. Annual Gross Sales	\$777,000 through 12/20/2016
FF&E included in price? Value?	Yes, \$500k value: New "Future" POS System with 8 stations and printers, 22 televisions plus 105" projection, X32 Behringer sound board, 4 QSC Subwoofers and 5 QSC monitors. Security system, 20 tap draft system with fabs, full furnished office, locking storage, banquet/private party supplies, 2 walk-in coolers plus walk-in freezer, Blodgett pizza oven with marble top prep area and dough press. 2 fryers, salamander, 6 burner stove, full prep table/line with convection oven. Ice machine, dish machine, glass washers. Private Party room for 60, all new tables and chairs throughout, plus much much MORE!!!
Inventory included in price?	No
Will seller provide training?	No
Competition/Market Overview	Up and coming Mt. Prospect
Growth/Expansion possibilities	Live music Destination. Possible Video Gaming coming to Mt Prospect

# PICTURES

