

# Chicago Northwest Suburb RESTAURANT/DEVELOPMENT OPPORTUNITY ON OVER TWO ACRES OF LAND

702-712 N. River Rd. Mt. Prospect, IL 60056



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."

Size	702-712 N. River Rd. Mt. Prospect, IL 60056 - Finn McCool's 4,669 S.F. (Building) 87,323 S.F. (Land)
Taxes	\$36,586 (2013)
Licenses	Retail Food and Liquor
Price	\$1,290,000 (Real Estate/Business/Land Sale) <b>Price Reduced!</b>

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	2,645	52,459	168,412
2015 Female Population	2,674	55,341	177,003
2015 Total Population	5,319	107,800	345,415
2015 Total Households	1,767	41,871	131,171

## Income

2015 Median Household Income	\$87,239	\$64,601	\$67,838
2015 Per Capita Income	\$37,990	\$34,848	\$36,988
2015 Average Household Income	\$111,969	\$89,005	\$96,347

## Nearby Businesses

Photo's Hotdogs  
Oakton Community College  
Subway  
7-Eleven

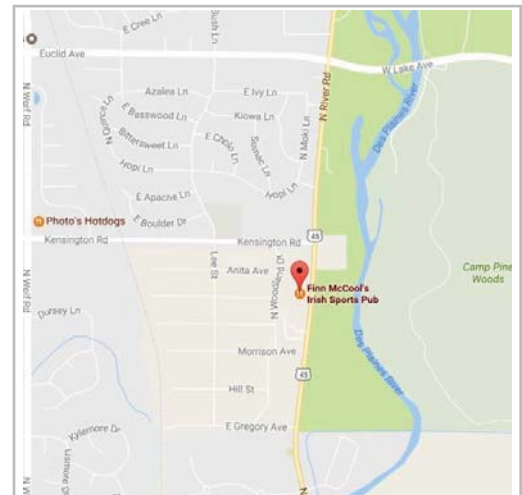
## Description

Extremely well-built building/business on over two acres of land available for sale or development. High-grossing, multi-level venue includes a roadhouse, diner, sports bar and nightclub. Located near the banks of the Des Plaines River, edge of Cook County Forest Preserve and in between Golf Rd/Milwaukee Ave. A true turn-key operation.

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. 458 April 19, 2010

## Map

Golf Rd. & Milwaukee Ave.



## **INFORMATION**

Agent Responsible	Jarrett Fradin <a href="mailto:Jarrett@kudangroup.com">Jarrett@kudangroup.com</a>
Transaction Type	Business, Real Estate and Land
Type of Property	Bar/Restaurant
Sale or Lease	Sale
<b>Property Information</b>	
Property Name	Finn McCool's
Address	702-712 N. River Rd.
City, Zip Code	Mount Prospect, IL 60056-1930
Area	Northwest Suburbs
County	Unincorporated Cook County
Sale Price	Real Estate and Business Sale: \$1,290,000 <b>Price Reduction!</b>
Taxes	2013-\$36,586
PIN #'s	03-36-204-018-0000 through 03-36-204-026
Building Type/Year Built	Frame Building circa 1940. Rehabbed '01/'02
# of Seats / Occupancy	Total 277. 1 <sup>st</sup> Fl- 191. 2 <sup>nd</sup> - 86
Stories	Two
Square Feet	Building 4,669. Land 87,323
Lot Size	451x194
Parking	+/- 150
Zoning	C-4, General Commercial District
Licenses	Retail Food/Late Hour Liquor
A/C & Heat	Central Building Heat/Air
Electric (amps)	Ample
Type of Roof & Age	Redone within last 8 yrs.
Type of Basement	Partial
Ceiling Heights	10-30ft
Property/Location Description	Extremely well-built building/business on over 2 acres of land available for sale or development. High-grossing, multi-level venue including roadhouse, diner, sports bar, and music club. Located near the banks of Des Plaines River, edge of Cook County Forest Preserve and in between Golf Rd/Milwaukee Ave. Turn-key operation.
Cross Streets	River/Kensington
Hours of Operation	M-Th 11-4am. F-Sat 7am-4am. Sun 11am-3am
Annual Gross Sales	Contact Listing Agent for financial information.
Additional Income	2 Billboards with over \$10,000 of Income
FF&E included in price?	Yes
Training? How long?	Yes. Negotiable.

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