

Chicago Northwest Suburb HIGH-GROSSING MULTI-LEVEL RESTAURANT/BAR ON OVER TWO ACRES FOR SALE

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 | \$1,480,000 (Real Estate/Business/Land Sale) |

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

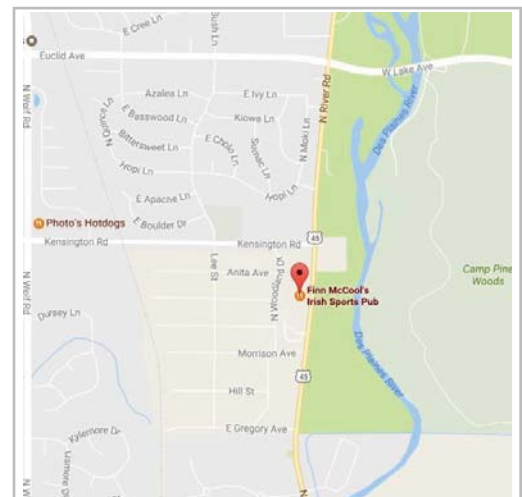
Highlights

Extremely well-built building/business on over two acres of land. High-grossing, multi-level venue including 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 Jarrett@kudangroup.com |
| Is this Confidential? | NO |
| Transaction Type: | Business, Real Estate and Land |
| Type of Property | Bar/Restaurant |
| Sale or Lease | Sale |
| Property Information | |
| 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: \$1,480,000 |
| 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 st Fl- 191. 2 nd - 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. 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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