

Roscoe, IL - Chicago Northwest Suburbs IMMACULATE CONDITION FREESTANDING RESTAURANT WITH REAL ESTATE FOR SALE



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4866 Bluestem Rd. Roscoe, IL 61073



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



Roscoe, IL

Roscoe is a village in Winnebago County, Illinois, a suburb of the larger Rockford, IL. The village is in a suburban area along the Rock River. It is part of the Rockford, Illinois Metropolitan statistical area. The area has been undergoing a period of rapid growth.

The Village of Roscoe offers a comparatively low cost of doing business. The community has a hard-working local and regional labor force. The Village has land earmarked for both industrial and retail development with access to utilities. Village incentives include Tax Increment Financing and Revolving Loan Fund. Sources: Wikipedia & Village of Roscoe

Vito's Ristorante - 4866 Bluestem Rd. Roscoe, IL 61073

Size (Approx.)	9,200 sf
Lot Size	1.76 acres
Parking	120
Price	\$1.69 m (Real Estate Sale)

For additional information or to schedule a showing contact:

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Demographics

Population

As of the 2010 census, there were 10,785 people. The 2018 projection is estimated to be 11,613 people.

Households

As of the 2010 census, there were 3,884 households. The 2018 projection is estimated to be 4,104.

Incomes

The median income for a household in 2013 was \$63,767. The average household income in 2013 was \$72,234.

Source: Village of Roscoe

Nearby Businesses

Shnucks Grocery Store

Pizza Ranch

CVS Pharmacy

Royal Car Wash

BMO Harris Bank

Description

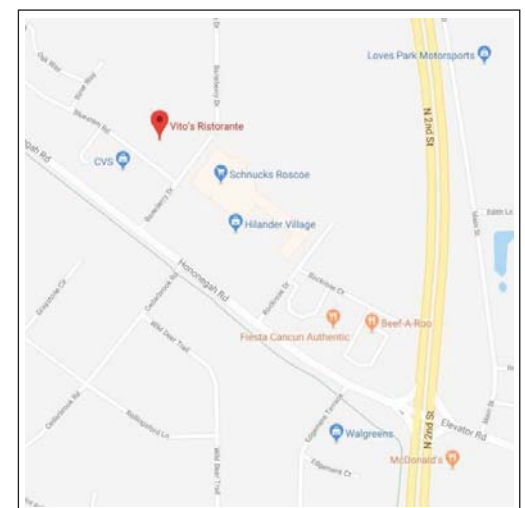
Immaculate condition freestanding restaurant available for sale on 1.76 acres lot in Roscoe, IL. Turn-key restaurant with new FF&E throughout. The building includes a bar, outdoor patio, and banquet hall with a separate entrance. The banquet area seats approx. 200, dining room 130, patio 40-50, and bar 30+. Large parking area for 120 cars. Currently occupied by a casual dining Italian restaurant.

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

Bluestem Rd. & Baneberry Rd.



LISTING INFO

Agent	Adam Salamon
Transaction Type	Real Estate for Sale
Type of Property	Restaurant
Property Data	
Property Name	Vito's Ristorante
Address	4866 Bluestem Rd.
City, Zip Code	Roscoe, IL 61073
Area	Greater Rockford
County	Winnebago
Sale Price	\$1,690,000.00 (Real Estate for Sale) Price Reduced!
Taxes	\$22,445.00 (2016)
Building Type and Year Built	1996
# of Seats	130 Dining Room 200 Banquet Hall 40-50 Patio 30+ Bar
Stories	One
Size	9,200 SF Building
Lot Size	1.76 Acres
Parking	120
Zoning	Commercial - Business
Licenses	Video Gaming, 2am Liquor, Food, Carry Out and Outdoor Dining Licenses
A/C & Heat	Central HVAC
Electric (amps)	220 Amps
Ceiling Heights	12'-15'
Nearby Businesses	Schnucks Grocery Store, CVS Pharmacy, BMO Harris Bank, Pizza Ranch, Royal Car Wash
Property Description	Immaculate condition freestanding restaurant available for sale on 1.76 acres lot in Roscoe, IL. Turn-key restaurant with new FF&E throughout. The building includes a bar, outdoor patio, and banquet hall with a separate entrance. The banquet area seats approx. 200, dining room 130, patio 40-50, and bar 30+. Large parking area for 120 cars. Currently occupied by a casual dining Italian restaurant. Operating business. Do not disturb employees or management.
Cross Streets	Bluestem Rd. & Baneberry Rd.
Business Data	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Business Description	Casual dining Italian restaurant
Year Established	2016

LISTING INFO

Years of Operation	2
No. of Employees	7 Full time 13 Part time
Hours of Operation	4pm – 11pm
Approx. Annual Gross Sales	\$725,000.00
Video Gaming? # of Terminals?	Yes 4
Amount of Revenues?	Available upon receipt of NDA
FF&E included in price?	Yes
Growth/Expansion possibilities	Ability to expand the gaming area, banquet, and/or add breakfast and lunch service as well.