

Joliet - Chicago Southwest Suburbs PRIME CORNER REAL ESTATE WITH A RESTAURANT BUSINESS FOR SALE



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Confidential Listing #C117



Joliet, IL

Joliet is the third largest city in Illinois by population, and the second largest municipality in the state by land area. The City is 25 miles from Chicago Midway International Airport and 45 miles from Chicago O'Hare International Airport. The city is home to a strong and diverse retail base including a major regional mall. Retail opportunities exist within numerous commercial corridors as infill sites and as vacant pads. Manufacturing and logistics continue to expand with Amazon, IKEA, Mars, Whirlpool, Saddle Creek Logistics and others selecting Joliet as home. Major attractions in Joliet include historic downtown architecture, the Rialto Theater, Harrah's Casino, Hollywood Casino, Joliet Slammers baseball at Silver Cross Field, NASCAR at Chicagoland Speedway, Ironworks Park, Bicentennial Park, Autobahn Country Club, and four regional bicycle trails. Joliet and the Will County Region are experiencing a continuation of the residential, commercial and industrial growth that was interrupted during the great recession. Permit activity continues to accelerate bringing millions of dollars of private investment to Joliet. Joliet and the Will County Region are experiencing a continuation of the residential, commercial and industrial growth that was interrupted during the great recession. Permit activity continues to accelerate bringing millions of dollars of private investment to Joliet.

Truth- 800 and 808 W. Jefferson St. Joliet, IL

Size (Approx.) 3,630 SF Building on 14,937 SF Lot

547 SF Building on 5,159 SF Lot

Lot Size (Total) 20,096 SF

Asking Price \$750,000 (Real Estate + Business) **Price Reduced!**

For additional information or to schedule a showing contact:

Chad Severson

815.404.9171

chad@kudangroup.com

Demographics

Population
Total Population (2014) 147,928
Female Population 78,056 (52.8%)
Male Population 69,872 (47.2%)
Median Age 33.1

Housing
Housing Units 38,176

Income
Median Household Income in 2015 \$58,363
Per Capita Income in 2015 \$22,662

Note

OPERATING BUSINESS. PLEASE DO NOT DISTURB EMPLOYEES OR MANAGEMENT. ALL SHOWINGS MUST BE ACCOMPANIED BY LISTING AGENT.

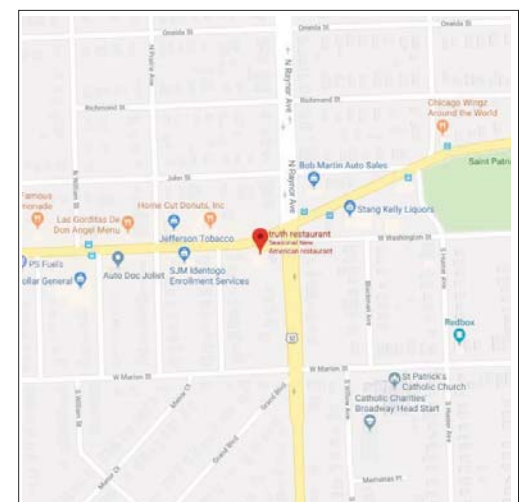
Property Description

Prime real estate for sale including a freestanding restaurant and a corner commercial building. The restaurant property consists of a 3,630 SF building situated on a 14,937 SF parcel. The second subject property consists of a 547 SF building situated on a 5,159 SF corner parcel (currently leased to a catering company). The restaurant Truth is included with the sale; catering business is not included.

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. 896.12-23-2010

Map

Southwest corner of Route 52 and Raynor Ave.



DATA SHEET

Agent Responsible	Chad Severson
Is this Confidential?	Yes
Transaction Type	Business and Real Estate Sale.
Type of Property	2 free standing buildings (Restaurant and detached catering company). Both buildings are brick and stucco with basements. Pin #'s: 30-07-17-208-011, 30-07-17-208-012, 30-07-17-208-013.
Sale or Lease	Sale Only, No lease option.
Real Estate included in price?	Yes. See agent.
Property Data	
Property Name	TRUTH Restaurant and Bella Cucina Catering
Address	800 and 808 W. Jefferson St
City, Zip Code	60435
Area	Between St. Raymond's and ST. Patrick's Parrishes, West Joliet, Illinois
County	Will
Sale Price	\$840,000 (Real Estate + Business)
CAM & Insurance	\$10,000 annually
Taxes	\$12,000 annually
Building Type and Year Built	Free standing, brick and stucco single-story with partial basements, both built in 1940.
# of Seats	100 seats
Stories	Single
Size	808 W. Jefferson (TRUTH Restaurant) 3,630sf situated on a 14,937sf parcel. Built in 1940. 800 W. Jefferson (Bella Cucina Catering) 547sf also utilizes 427sf storage space connected to TRUTH. Situated on a 5,159sf corner parcel. Total buildings: 4,604sf, and Total Lot: 20,096sf.
Lot Size	20,096 total sf
Parking	30 parks plus 1 HC

DATA SHEET

Zoning	Commercial
Licenses	Retailer/on premise. Class E Restaurant or Hotel and Class M Music/Entertainment.
A/C & Heat	Electric and Gas, quarterly maintenance done on all HVAC
Electric (amps)	See Agent
Type of Roof & Age	14 years old
Type of Basement	Partial slab in both properties.
Ceiling Heights	15ft
Nearby Businesses	Home Cut Donuts, Bob Martin Auto, Bella Cucina Catering, Wendys
Property Description	Prime corner lot on busy intersection in quaint neighborhood. Great parking.
Location Description	Southwest corner of Route 52 And Raynor Ave.
Cross Streets	Just west of 52 and Raynor
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	Classic American fare casual white table cloth restaurant, with an upscale environment. Quaint neighborhood setting where the menu and wine list changes multiple times annually. Long time employees and patrons both love this Joliet staple in the local dining scene. Highly rated with both YELP and local Dining reviews.
Year Established	2003
Years of Operation	14
No. of Employees	20
Hours of Operation	11:30-2 Tue thru Friday, 5:00-9:00 T, Wed, Th, dinner Friday 5:00-10, Sat, only 4:00-10, closed Sunday and Monday for private parties
Reason for selling	Retiring
Approx. Annual Gross Sales and NOI	2016 sales: \$569,614.00, NOI: \$78,034.48 2015 sales: \$591,377.49, NOI: \$63,207.68 2014 sales: \$545,978.50, NOI: \$46,239.74

DATA SHEET

Video Gaming?	No, but can obtain.
FF&E included in price?	Yes, complete list available. Value: \$100,000
Inventory included in price?	Weekly inventory taken, \$7,000 for LBW and \$6,000 for food. Yes included in price
Will seller provide training?	Negotiable, 30 days max.
Competition/Market Overview	One of 5 places for sit down white table-cloth dining with a casual feel. Other competitors are more than 2 miles away.

Photos



Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973
 P.O. Box 810
 Bolingbrook, IL 60440
 PH: 630-759-0205
 FAX: 630-759-9291

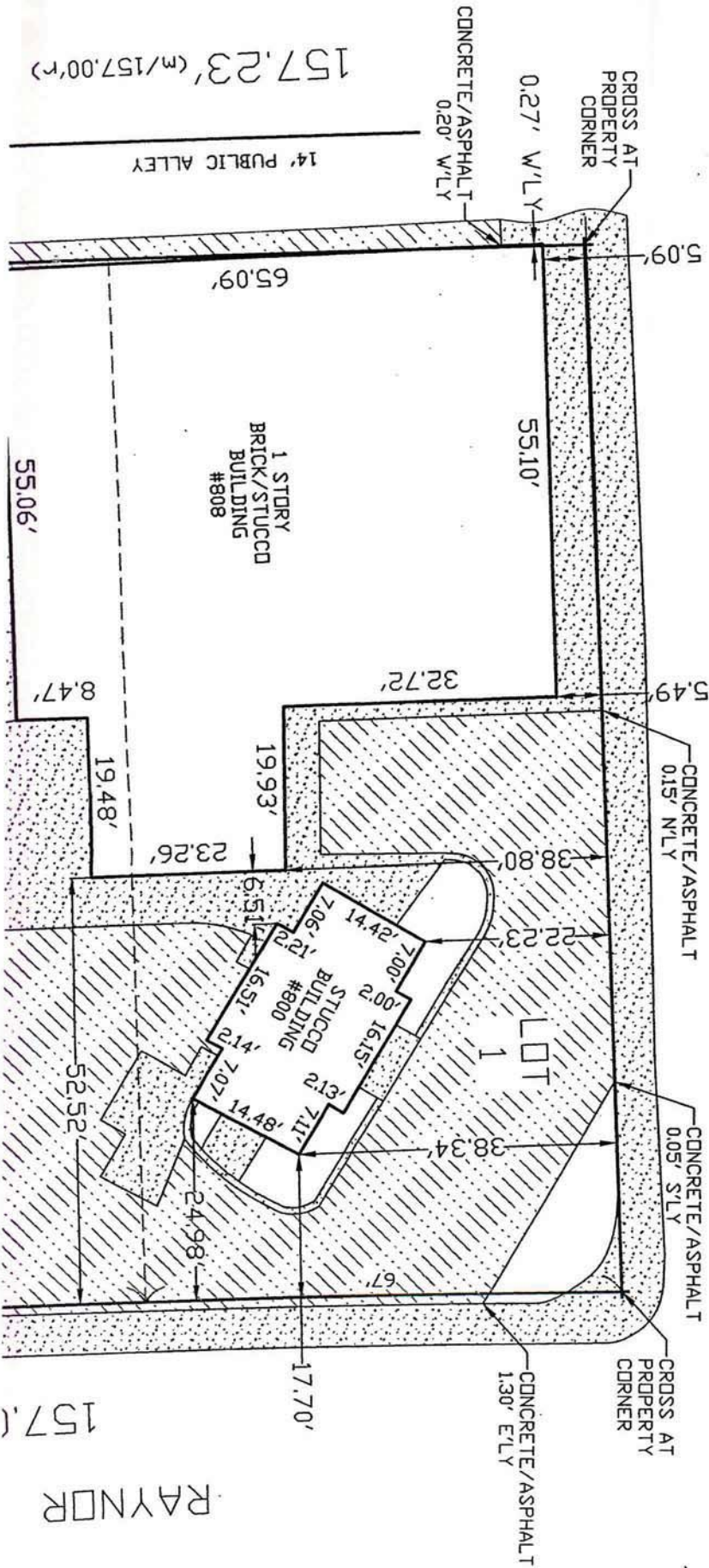
PLAT OF SURVEY

LOTS 1, 2, AND 3 IN FREDERICK MANOR, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1916, AS DOCUMENT NUMBER 297627, IN WILL COUNTY, ILLINOIS.

(ASSUMED NORTH)
 SCALE 1" = 20'

W. JEFFERSON STREET

128.00' (m/r)





State of Illinois }
 County of Will } SS

I, Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 22nd day of MAY, A.D., 2013, FIELDWORK DATE: MAY 21, 2013
 at Bolingbrook, Illinois.

Michael G. Herwy
 Professional Land Surveyor No. 35-002900
 License Expires: November 30, 2014

JOB NO.: 72867-13

CLIENT: FREECREST

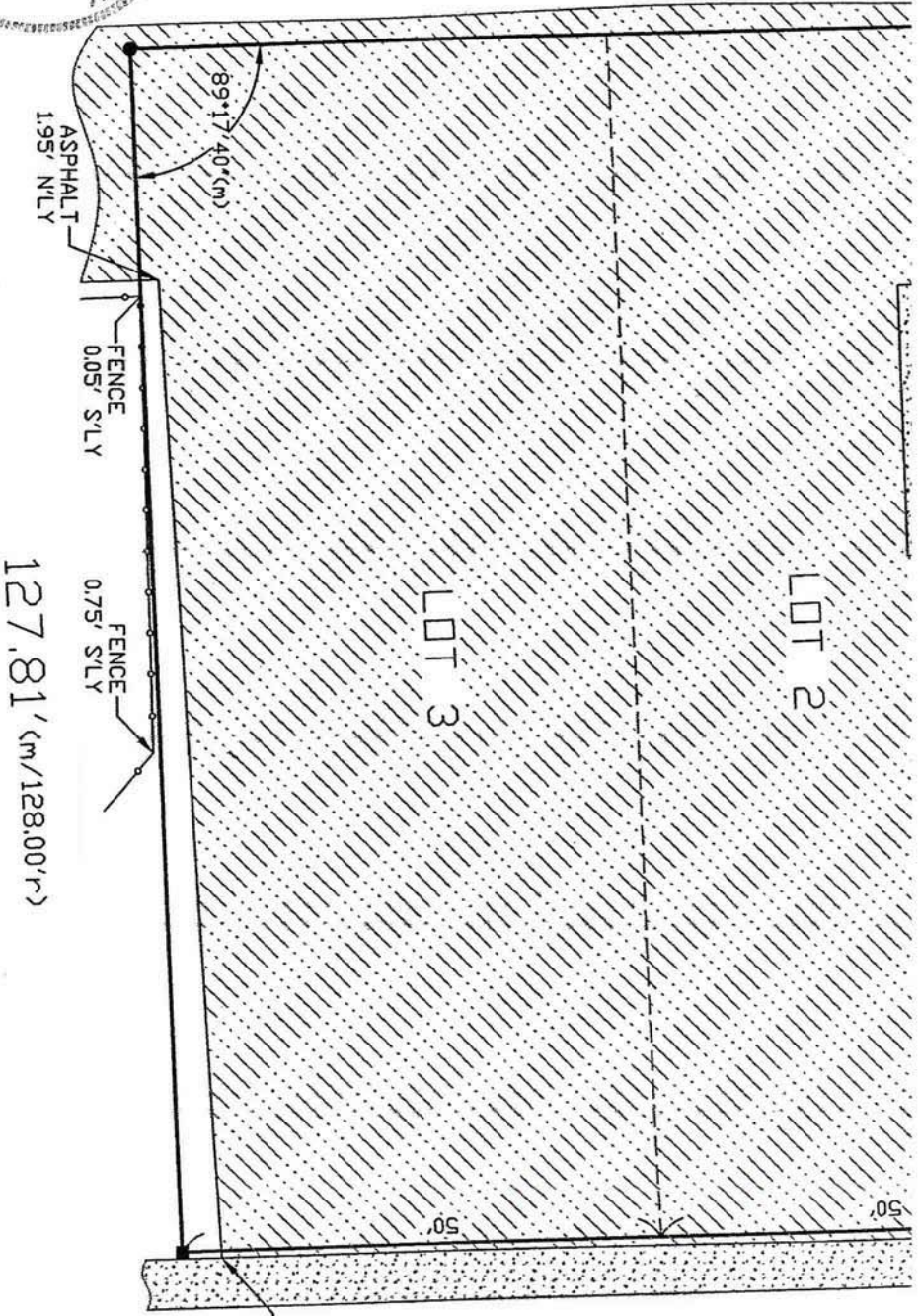
- NOTES:
1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
 2. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
 3. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE.
 4. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

LEGEND:

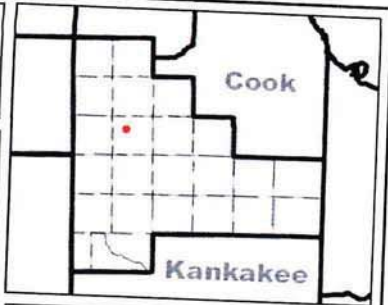
	ASPHALT		BRICK
	WALL		CONCRETE
	WOOD/PVC		ENCLOSED COVERED
	IRON PIPE		CROSS NOTCH
	IRON REBAR/ROD		CHAIN LINK FENCE
	PK NAILS AS NOTCH		WOOD FENCE
	ALL OTHER FENCE TYPES		

ABBREVIATIONS:

A = ARC LENGTH	NLY = NORTHERLY
R = RADIUS	SLY = SOUTHERLY
CH = CHORD LENGTH	ELY = EASTERLY
(V) = RECORD VALUE	WLY = WESTERLY
(M) = MEASURED VALUE	TYP = TYPICAL
B.S.L. = BUILDING SETBACK LINE	
P.U.E. = PUBLIC UTILITY EASEMENT	
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	



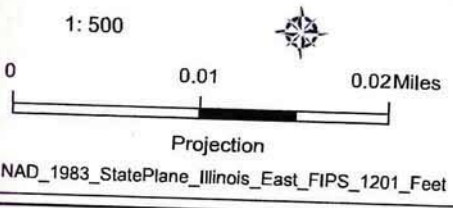
Avenue (m/r)



- Legend**
- Address Points
 - Parcels
 - Local**
 - Federal
 - State
 - County
 - Local and Private
 - Surrounding Counties
 - Townships

Notes

Date: 7/25/2017



Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.



Rhonda R. Novak, CIAO/
Supervisor of Assessments



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PIN #: 30-07-17-208-011-0000
COMMERCIAL



Tax Map, IL 00000

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[Treasury Tax Info](#)



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[Google Street View](#)

PREVIOUS SALE INFORMATION

Sale Date: 07/01/2013
Sale Amount: \$225,000

MOST CURRENT RATE

Tax Rate: 10.7479 (2016)

ASSESSMENT INFORMATION (2017)

Land:	24,273	Farm Land:	0	Instant Asm't:	0
Building:	47,787	Farm Building:	0		
Total:	72,060	Total:	0		

[View Tax Bodies](#)

BUILDING INFORMATION

Subdivision:	N/A	Full Baths:	0
Style:	N/A	Half Baths:	0
Living Area:	0 Sq. Feet	Central Air:	NO
Building Sq Ft:	0 Sq. Feet	Fireplace:	NO
Year Built:	0	Porch:	NO
Basement:	?	Attic:	NO
Garage:	NONE		

COMMERCIAL/INDUSTRIAL INFORMATION

Floors: 1
Floor Area: 3696 Sq. Feet

LEGAL DESCRIPTION

Lot #:
Block #: **Unit #:** **Building #:** **Area #:**
THE W 55.34 FT OF LOT 1, TOGETHER WITH LOT 2 (EX THE N 14 FT OF THE E 72.66 FT THROF) , IN FREDERICK MANOR, BEING A SUB PRT OF THE E1/2 OF THE NE1/4 OF SEC 17, T35N-R10E

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Inside the SOA office

Disaster Area Information

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* Property information is retrieved periodically from the Local Township Assessor; therefore, the property characteristics may not be the most current. For the most current information regarding your property, please contact your Local Township Assessor and review your property's record card.

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PREVIOUS SALE INFORMATION

Sale Date: 07/01/2013
Sale Amount: \$225,000

MOST CURRENT RATE

Tax Rate: 10.7479 (2016)

ASSESSMENT INFORMATION (2017)

Land:	14,664	Farm Land:	0	Instant Asm't:	0
Building:	21,828	Farm Building:	0		
Total:	36,492	Total:	0		

[View Tax Bodies](#)

BUILDING INFORMATION

Subdivision:	N/A	Full Baths:	0
Style:	N/A	Half Baths:	0
Living Area:	0 Sq. Feet	Central Air:	NO
Building Sq Ft:	0 Sq. Feet	Fireplace:	NO
Year Built:	0	Porch:	NO
Basement:	?	Attic:	NO
Garage:	NONE		

COMMERCIAL/INDUSTRIAL INFORMATION

Floors: 1
Floor Area: 420 Sq. Feet

LEGAL DESCRIPTION

Lot #:
Block #: **Unit #:** **Building #:** **Area #:**
LOT 1 (EX THE W 55.34 FT THROF) AND THE N 14 FT OF THE E 72.66 FT OF LOT 2, IN FREDERICK MANOR, BEING A SUB OF PRT OF THE E1/2 OF THE NE1/4 OF SEC 17, T35N-R10E. ADA PER R76-41219

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