

# Frankfort, IL RESTAURANT WITH GORGEOUS BUILD-OUT AND OUTDOOR PATIO

9680 Lincolnway Lane Frankfort, IL 60423



## Frankfort, IL

Frankfort is a village in Will County, Illinois. According to Forbes.com, in 2007 the village ranked as the 36th fastest growing suburb in the United States. Frankfort was founded in 1885 and incorporated in 1879. Frankfort is known as the "Jewel of the South Suburbs". Experiencing rapid growth, attracting new residents, commercial and industrial businesses. Frankfort is a premier community with award-winning schools and exceptional residential, commercial and industrial development. In 2014, Frankfort was named by Chicago Magazine as one of the top places to live. Source: VillageofFrankfort.com

## 9680 Lincolnway Lane Frankfort, IL 60423 - Formerly Toro de Fuego Cantina

Size (Approx.) 6,712 SF (Building Including Patio)

Lot Size 63,162 SF (1.45 Acres)

Rental Rate Negotiable

Price \$1,399,000 (Real Estate for Sale)

For additional information or to schedule a showing contact:

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## Demographics

	Total
Population	
2010 Total Population	17,782
Housing	
2010 Housing Units	22,491
Incomes	
2016 Median Household Income	\$76,022
2016 Per Capita Income	\$34,773

## Nearby Businesses

Buffalo Wild Wings  
Culvers  
Lumes Pancakes

## Description

Freestanding restaurant property for sale in Frankfort, IL. Gorgeous build-out with a spacious outdoor patio (with seating for over 75). Indoor features include high arches, detailed tile and woodwork. All FF&E included in the asking price.

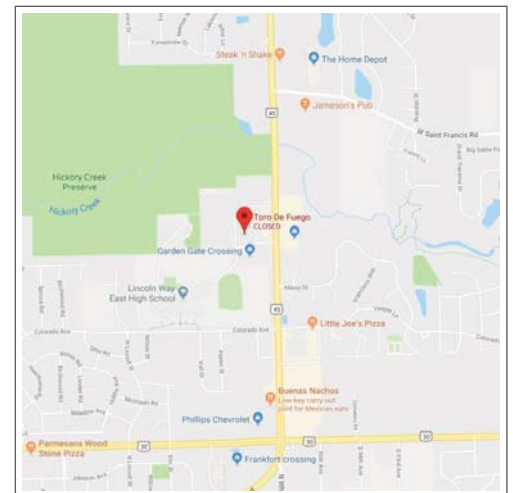
## Other features include:

- Indoor stone fireplace and large waiting area with host stand
- Large bar
- Plenty of office space and storage
- BOH has multiple walk-in coolers, locking storage/beer cooler and multiple hoods with ice machine and large prep area and dish pit
- Private dining room possible with large pull out wooden doors

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. F88 7-30-2013

## Map

1 Block west of S. Lagrange and Lincolnway Lane on north side of Lincolnway Lane



Data Sheet

Agent	Chad Severson chad@kudangroup.com
Transaction Type	Real Estate Sale Preferred, but Will Consider Leasing
Type of Property	Stand Alone Single Story Brick Restaurant
Real Estate included in price?	Yes; 1.45 Acres or 63,162 SF
<b>Property Data</b>	
Property Name	Toro de Fuego Cantina (Currently Closed)
Address	9680 Lincolnway Lane
City, Zip Code	Frankfort, IL 60423-1499
Area	Southern Suburbs
County	Will
Sale Price	\$1,399,000 (Real Estate for Sale)
Rental Rate, Term and Options	Negotiable (Restaurant for Lease)
CAM & Insurance	No Cam, Insurance 2017: \$15,051
Security Deposit	Negotiable
Taxes	2016: \$44,023, 2017: N/A
Building	Single Story all Brick, built in 2005, 13 years old
# of Seats	200+
Stories	Single Story
Size	Building including patio: 6712 SF
Lot Size	63,162 SF / 1.45 Acres
Parking	100+
Zoning	B-2PUD
A/C & Heat	Electric & Gas
Type of Roof & Age	Shingled, 13 years old
Type of Basement	None
Ceiling Heights	14ft

Data Sheet

Nearby Businesses	Buffalo Wild Wings, Culvers, Lumes Pancakes, Frankfort Police Department
Property Description	<p>Incredible freestanding restaurant property for sale in Frankfort, IL. Gorgeous build-out along with a spacious outdoor patio with seating for over 75. Indoor features include high arches, detailed tile and woodwork. Other features include:</p> <ul style="list-style-type: none"> <li>• Indoor stone fireplace and large waiting area with host stand</li> <li>• Large bar</li> <li>• Plenty of office space and storage</li> <li>• BOH has multiple walk-in coolers, locking storage/beer cooler and multiple hoods with ice machine and large prep area and dish pit</li> <li>• Private dining room possible with large pull out wooden doors</li> </ul>
Cross Streets	1 Block west of S. Lagrange and Lincolnway Lane on north side of Lincolnway Lane
<b>Business Data</b>	
Is the business currently operating?	No
Video Gaming?	No but is available per the Village of Frankfort.
FF&E included in price?	Yes, included.