

# Glenwood, IL ESTABLISHED RESTAURANT WITH REAL ESTATE FOR SALE



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

106 N. Main St. Glenwood, IL



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

Glenwood, IL

Glenwood is a village in Cook County, IL. The Glenwood Shoreline, an ancient shoreline of Lake Chicago is within the village. The village is completely surrounded by forest preserves as is the nearby village of Thornton. The neighboring villages are Homewood to the west, Thornton to the north, Lynwood to the east, and Ford Heights and Chicago Heights to the south.

## Glenwood Oaks Rib & Chop House - 106 N. Main St. Glenwood, IL 60425

Size (Approx.)	13,325 SF + 11,200 SF Lower Level
Parcel A	292.2 x 372.7 x 3,619 (77,664 SF or 1.78 Acres)
Parcel B	54 x 150 (8,100 SF or 0.19 Acres)
Asking Price	\$1,200,000 (Business + Real Estate)

For additional information or to schedule a showing contact:

Georg Simos  
312.575.0480 ext. 21  
georg@kudangroup.com

Chad Severson  
312.575.0480 ext. 17  
chad@kudangroup.com

### Demographics - 2010 Census

Population	
2010 Total Population	8,969
Housing	
2010 Total Households	3,373
Income	
2010 Median Household Income	\$53,894
2010 Per Capita Income	\$24,356

### Nearby Businesses

Glenwoodie Golf Course  
The Station Pizzeria  
Glenwood Village Hall  
Porkchop Glenwood

### Business Description

The Glenwood Oaks Rib and Chop House has been serving residents of Glenwood lunch and dinner for over 43 years. The restaurant includes a drive-thru window, catering service and two delivery trucks. Newly remodeled banquet room generates a good part of sales as one of the few banquets in the area.

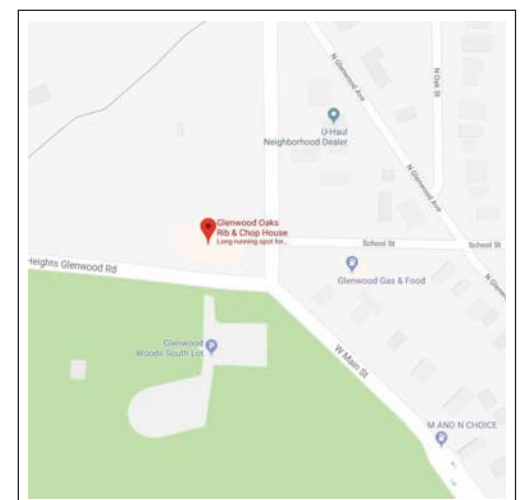
### Property Description

Sale includes two parcels of land totaling over 2 acres with mixed-use building. Building includes restaurant and apartment. Built in 1975 and remodeled in 2015.

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. 3/61 4-2-15

### Map

Main St. & Chicago Heights Glenwood Rd.



## DATA SHEET

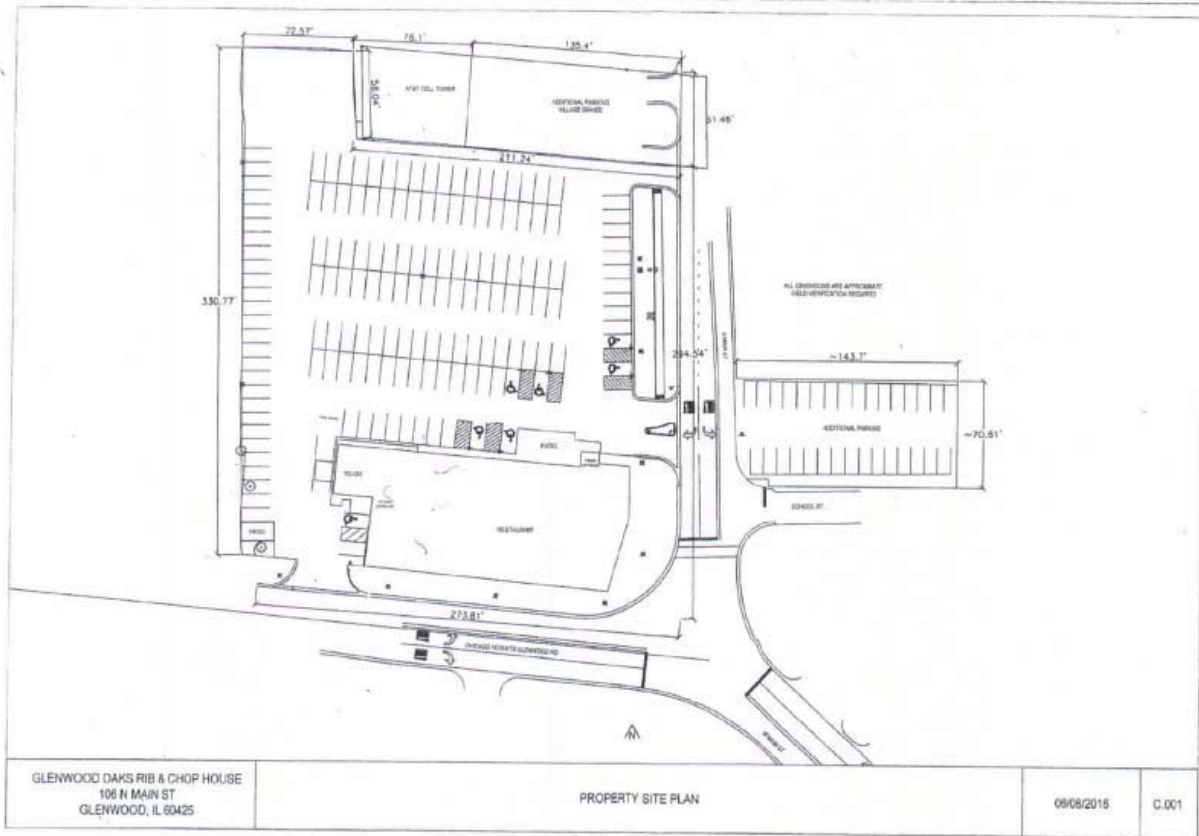
Agent Responsible	Georg Simos & Chad Severson
Transaction Type	Business with Real Estate
Type of Property	Mixed-Use Freestanding Restaurant on Ground Floor Second Floor Apartment Large Parking Lot
PIN #s	32-04-400-004-000, 32-04-400-011-000, 32-24-400-012-0000, 32-04-400-013-0000, 32-04-401-008-0000
<b>Property Data</b>	
Property Name	Glenwood Oaks
Address	106 N. Main St.
City, Zip Code	Glenwood, IL 60425
Area	South Suburbs
County	Cook
Sale Price	\$1,200,000 (Business with Real Estate)
Taxes	\$50,000 (2017)
Building Type and Year Built	Built in 1970 Remodeled in 2015 - More than \$500,000 Invested
# of Seats	Total: 450+ Sit Down Bar - 22 Bar Lounge Area - 70 Dining Area - 130 Banquet Room - 250
Stories	1 (plus and apartment on 2 <sup>nd</sup> floor)
Size	13,325 SF + 11,000 SF Basement
Lot Size	Two parcels across from each other totaling over 2 acres. <u>Parcel A:</u> 292.2 x 372.7 x 3619 77,664 SF or 1.78 Acres <u>Parcel B:</u> 54 x 150 8,100 SF or 0.19 Acres
Parking	Private Lots – 150 vehicles
Zoning	B-1
Licenses	Liquor, Food, Catering, Gaming
A/C & Heat	12 roof mounted HVAC systems
Electric (amps)	1600 +/- circuit breaker electrical system
Type of Roof & Age	Flat
Ceiling Heights	Vary
Nearby Businesses	GlenWoodie Golf Course, The Sation Pizzeria, Glenwood Village Hall, Porkchop Glenwood
Property Description	This property sale consists of a mixed use building with a restaurant and apartment, and two parcels of land across from each other for parking. <u>First Floor</u> The first floor restaurant includes bar/lounge area

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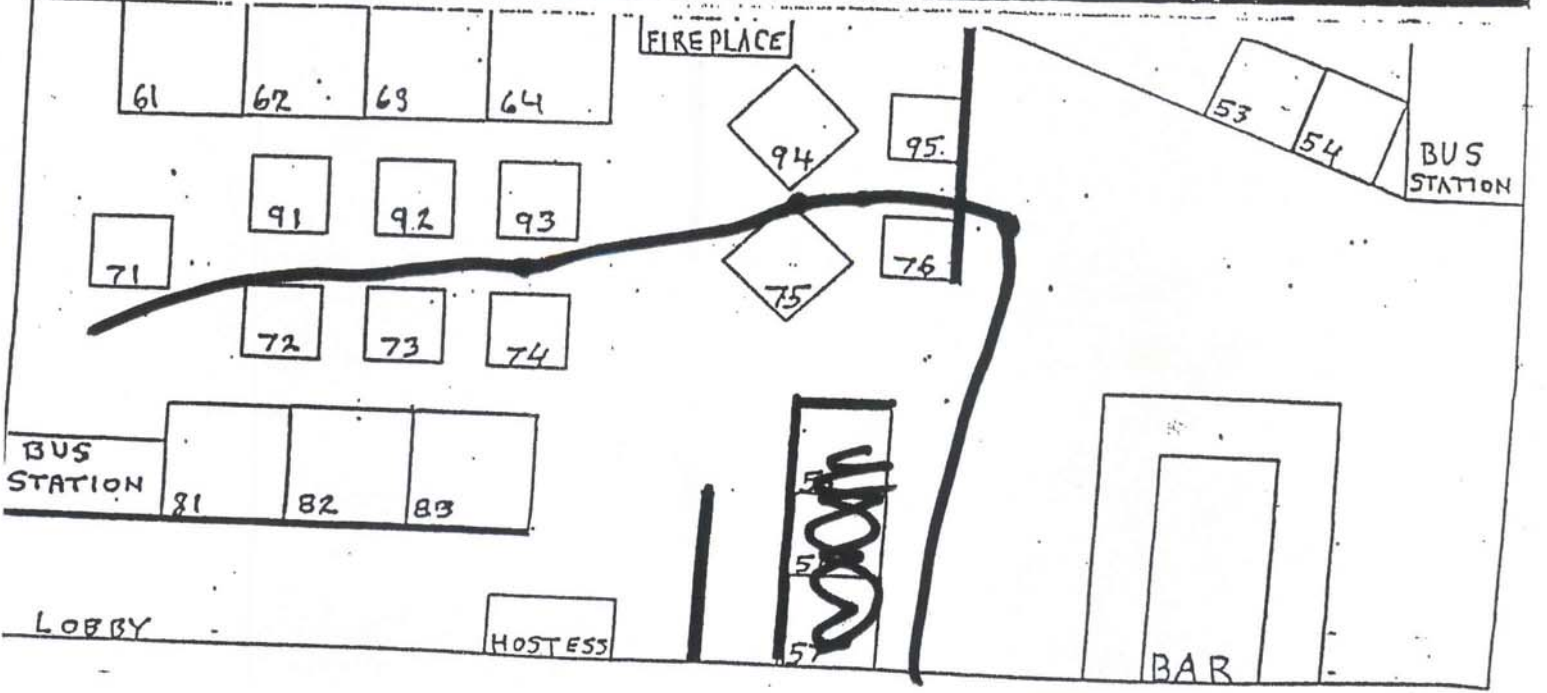
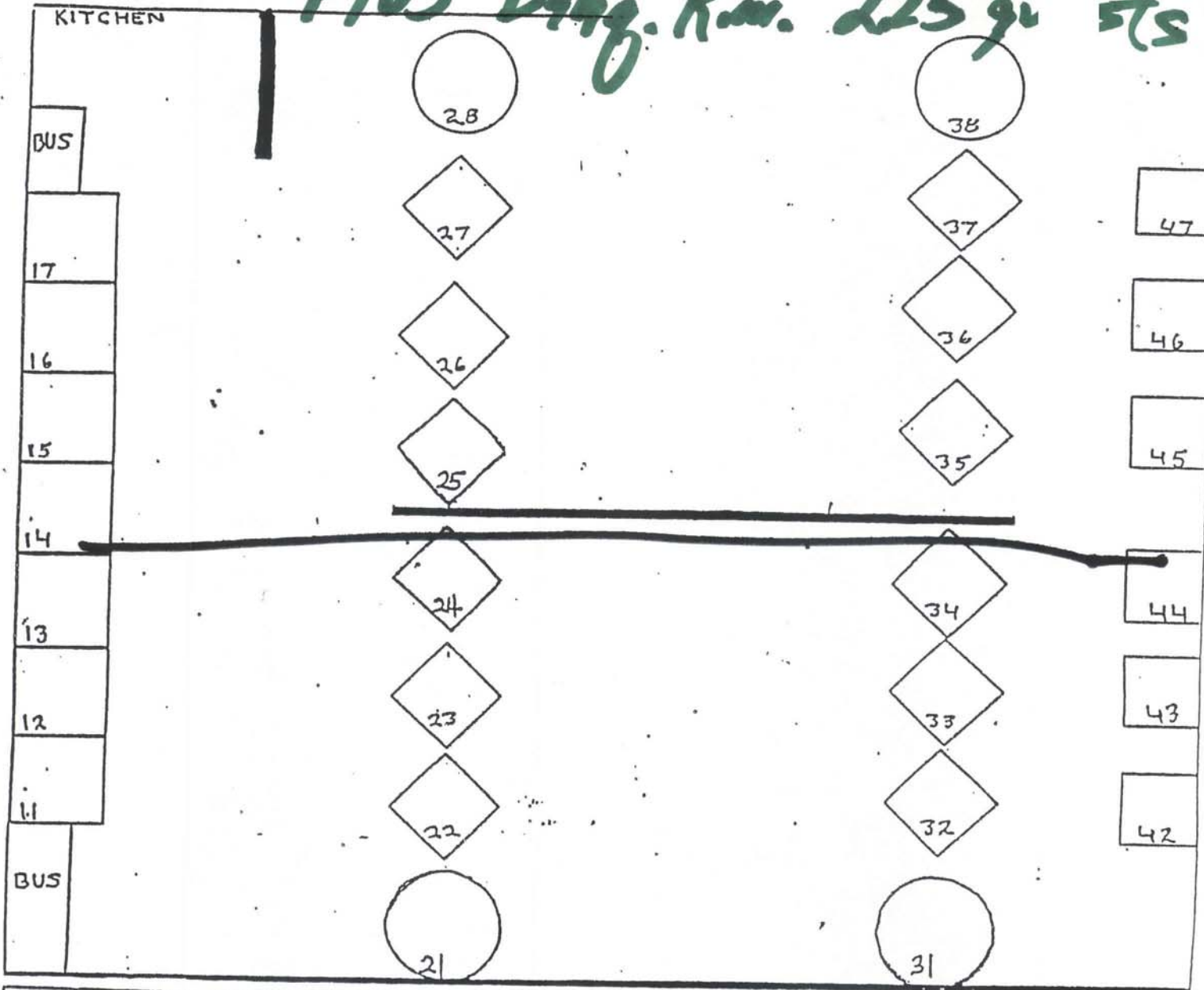
	<p>with gaming machines, two washrooms, dining room for 130+ patrons, banquet room with wet bar for 250+ guests, service room for Drive-thru, and a kitchen with two large exhaust hoods and walk-in coolers and freezers.</p> <p><u>Lower Level</u> The lower level includes room for office and storage with stairway to the rear of the kitchen and to 2nd floor apartment.</p> <p><u>Second Floor</u> The second floor of the building includes a two bedroom apartment with living room, office, kitchen, two bedrooms and a full bath.</p>
Cross Streets	Chicago Heights Glenwood Rd & Main St.
<b>Business Data</b>	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Business Name	Glenwood Oaks
Business Description	<i>Glenwood Oaks Rib and Chop House</i> has served Glenwood residents lunch and dinner for over 43 years. The restaurant features a dining area and bar/lounge area with gaming. It also includes carry-out with drive-thru window and catering service with two delivery trucks. The banquet room renovated in 2015 generates a good amount of sales as one of the few banquet rooms in the area.
Business Type	Restaurant, Banquet Hall, Bar, Catering, Gaming
Year Established	1974
Years of Operation	44
No. of Employees	80
Reason for selling	Owner is retiring
Approx. Annual Gross Sales	\$3,100,000
FF&E included in price?	Yes
Inventory included in price?	Yes

# DATA SHEET

## Property Site Plan



Plus Bang. Rm. 225 sq ft



# Inventory List

## To Go/Carry-out

1 cold display

1 hot display

1 cold reach-in

1 display rack and table

1 service counter

2 wood prep tables

1 stainless steel warmer

3 stainless steel tables

1 glass heat cabinet

3 Henny Penny

2 cold two door slider refrigerators

1 file cabinet

1 small oven

1 fax machine

3 wine racks

1 three compartment sink

1 Kitchen office desk

Assorted mops and brooms

2 mop buckets

## Back Storage

15 feet stainless steel prep table

10 brown warmer boxes

30 feet wire rack storage/grocery room

5 utility racks with wheels

1 shortening filter

1 eight foot stainless steel prep table

1 Henny Penny flour sifter

2 wire bread racks

2 stainless steel three foot tables

1 Globe floor mixer

## Banquet Serving Area

1 slicer

1 hot table

2 Alto Sham ovens

1 compartment sink

6 burner stove

1 Cleveland stove

2 convection ovens

1 Southern Pride snaker

1 walk-in freezer

1 two door stainless steel True refrigerator

1 walk-in cooler-dairy

## Kitchen

4 stainless steel wire shelves

478 assorted pots and pans

1 Manitowac ice maker-rented

1 large kitchen fan

1 bread two door stager

1 Blodgett convection oven

1 Vulcan two door convection oven

3 Imperial fryers

2 Two burner ranges

1 Blodgett oven

1 compartment sink

1 five foot stainless steel tables

1 walk-in meat cooler

1 walk-in produce cooler

9 stainless steel work tables

1 Hobart mixer

1 meat slicer

1 Range Guard Ansul System

1 three compartment sink

2 microwaves

1 three door refrigerator

1 two door refrigerator

1 ice cream freezer

1 Ronnoco Coffee System-rented

45 feet heat lamps

### Cook Line

1 oven range

1 Imperial range

2 Henny Penny fryers

1 double broiler

1 char broiler

2 three door refrigerators with worktop

2 steam tables

1 True two door stainless steel refrigerator

1 Hobart dishwasher system

6 grease traps

1 Bradford white water heater

1 electric Hatco water heater

1,950 (approx.) assorted dishes

2 soup warmers

1 four door salad reach through refrigerator

1 Larkin hood system

1 Toastmaster bread warmer

27 feet wire racks

90 (approx.) cooking utensils

## Dining Room

2,200 (approx.) pieces of silverware

18 four top tables

4 round tables

96 dining room chairs

18 tray stands

## Lounge

11 four top tables

1 round table

30 chairs

18 bar stools

4 high table tops

13 high top stools

109 salt and pepper shakers

1 Squirrel register system

500 (approx.) bar glasses

475 (approx.) water glasses

450 (approx.) coffee cups

2 lighted sign

## Office

3 metal shelving units

3 basket shelving units

Idylis dehumidifier

7 four drawer filing cabinets

9 desks

3 risers

Typewriter

Conference table and nine chairs

7 upholstered chairs

Shredder

2 metal storage cabinets

1 rolling cart

2 fax machines

Paper cutter

2 door wood storage cabinet

Security system

6 rolling chairs

2 Lexmark printers

1 Canon copier \*rented

3 computer systems

4 desk lights

Phone system

Stereo system

2 drawer metal file cabinet

Laminator

Wall TV

## **Banquet Room**

Trellis arch

17 screen dividers

12 centerpieces

2 two door cabinets

276 banquet chairs

16 square tables

19 large round tables

4 small round tables

17 eight foot banquet tables

2 podiums

2 door front opening cooler

3 door deep cooler

Bar sink

2 glass display shelving units

8 high chairs

3 booster seats

All decorations throughout the restaurant and stored at 113 N. Main St, Glenwood, IL 60425

2013 Ford Transit Con catering truck

2008 Ford Econoline catering truck

8 metal patio tables

35 metal patio chairs

Storage trailer

\*\*\*\*Not included are the following:

Terry's desk and chairs

Assorted file cabinets