

Joliet - Chicago Southwest Suburbs LONGSTANDING FINE DINING ITALIAN RESTAURANT

Barolo Ristorante - 2765 Black Rd. Joliet, IL



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



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.

Barolo Ristorante - 2765 Black Rd. Joliet, IL 60435

Size (Approx.)	4,800 SF
Rental Rate	\$8,200 per Month
Rental Type	Modified Gross
Price	\$220,000 (Business & Assets) Price Reduced!

For additional information or to schedule a showing contact:

Chad Severson

312.575.0480 Ext. 17

chad@kudangroup.com



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

Demographics

Population	
Total Population (2014)	48,429
Female Population	52.4%
Male Population	47.6%
Median Age	36.1
Housing	
Family Households	62.7%
Housing Units	19,605
Income	
Average Household Income	\$65,652

Nearby Businesses

Hammers Sports Bar & Grill
Aisha's Southern Cuisine
Jameson's Pub
Som Za Thai

Description

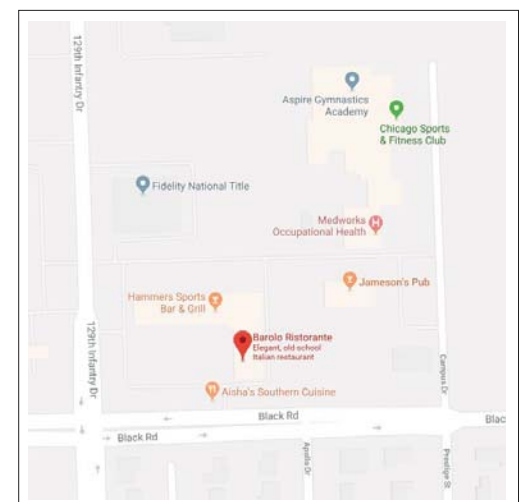
Longstanding fine dining Italian restaurant available for sale. Established for over 18 years, remaining a local favorite of the residents of Joliet, IL. Located at the end cap of a fully-leased strip center.

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. 896 12-23-2010

Map

Infantry Dr. & Black Rd.



LISTING INFORMATION

Agent	Chad Severson
Transaction Type	Business Only, Asset Sale and Lease Assignment
Type of Property	End Cap of a Strip mall
Property Data	
Business Name	Barolo Italian Ristorante
Address	2765 Black Road
City, Zip Code	Joliet, Il 60435
Area	West side of Joliet, Illinois
County	Will
Sale Price	\$220,000.00 (Business & Assets) PRICE REDUCED!
Rental Rate	\$8,200.00 Modified Gross
Lease Type	Modified Gross
Lease Term	5 years, ending 11/2018
Lease Options	Negotiable
Yearly Adjustment	3%
Security Deposit	\$14,196
Taxes	20% of Tax Bill , for 20% of 25,123 SF Strip Mall
Building Type	Strip Mall
# of Seats	150 Dining, 30 Bar Area (Including Bar)
Stories	Single
Size	4,800 SF
Parking	100+, 4 HC
Zoning	n/a
Licenses	Class A, Restaurant
A/C & Heat	Electric: 5 new rooftop units in 2016, Gas
Electric (amps)	Ask Agent
Type of Roof & Age	Membrane
Type of Basement	None
Ceiling Heights	12-15ft, varies
Nearby Businesses	Asian kitchen, Joy's Boutique, Liquor Store, Nail Salon, Hammers Sport's Bar, close to St Joseph's Hospital and many medical offices.
Property Description	Longstanding fine dining Italian restaurant. Located at the end cap of a fully leased strip mall. Local favorite of residents of Joliet, IL.
Location Description	<p>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.</p> <p>The city is home to a strong and diverse retail base including a major regional mall. Retail opportunities exist within</p>

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Cross Streets	Infantry and Black Road
Business Data	
Is the business currently operating?	Yes. Operating Business. Do not disturb employees or management.
Business Name	Barolo Restaurant
Business Description	Fine Dining Italian Restaurant
Year Established	1999
Years of Operation	18
No. of Employees	12-15
Hours of Operation	11-2am, daily, reopening for dinner 4-10, closed Sun
Reason for selling	Retiring
Approx. Annual Gross Sales	\$1,000,000
FF&E included in price? Value?	Yes, \$100,000
Inventory included in price? Value?	Yes, 15,000
Will seller provide training? How long?	Yes, 1 month
Competition/Market Overview	Nothing close by
Growth/Expansion possibilities	Catering, Private Parties