

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



**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. 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 \$599,000 (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 \$58,363
Income in 2015
Per Capita Income \$22,662
in 2015

Note

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

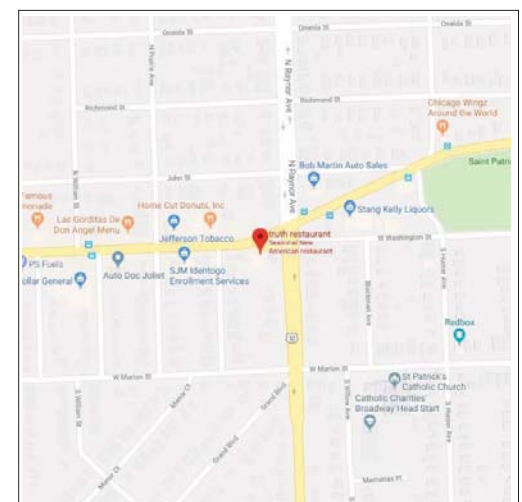
Property Description

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
Note	Operating business. Do not disturb employees or management. All showings must be accompanied by listing agent.
Transaction Type	Business and Real Estate Sale
Type of Property	2 freestanding 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	\$599,000 (Real Estate + Business) Price Reduced!
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.