

# Chicago Northwest Suburbs TWO PARCELS FOR SALE INCLUDING BAR/RESTAURANT & SINGLE FAMILY HOME

7608 & 7614 Virginia Road Crystal Lake, IL 60014



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



## McHenry County

McHenry County is known for its wide variety of shopping options. McHenry, Crystal Lake, and Algonquin/Lake in the Hills have established themselves as major retail areas, all featuring an array of big box stores, specialty stores, and restaurants. In addition, several historic downtowns throughout the county offer unique shops and eateries in charming environments. The Woodstock Square Historic District, antique shops in Richmond and Hebron, downtown Crystal Lake and Algonquin accommodate residents and tourists.

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Parcel One (Bar/Restaurant)	1,071 SF Building on 11,381 SF Lot
Parcel Two (Single-Family Home)	1,029 SF Building on 12,355 SF Lot
Total Acres	.54 Acres (23,736 SF)
Price	\$494,000 (Two Parcels)

For additional information or to schedule a showing contact:

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## Demographics

	Total
2017 Population	40,421
2017 Households	14,654
2017 Median Household Income	\$80,670
2017 Per Capita Income	\$35,039

Estimates provided by census.gov

## Nearby Businesses

Dairy Queen  
Nick's Pizza  
Meineke Muffler  
Crystal Lake Bike Shop

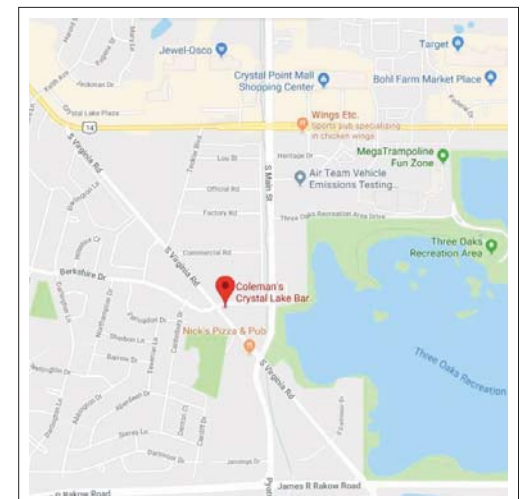
## Description

Two parcels for sale including a bar/restaurant and an income generating single-family home (2-bed/2-bath). Prime location on the hard triangular corner of Virginia Road and Three Oaks in southern Crystal Lake, directly across the street from a fully-leased strip mall and gas station. Bar/restaurant is a local favorite with video gaming and Friday Night Fish Frys. Small but cozy with great street presence on a prominent corner. Bar/restaurant includes parking for 10 cars. Home includes a detached 2-car garage.

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. C111 05-22-2017

## Map

Corner of Virginia Road and Three Oaks Road



DATA SHEET

Agent Responsible	Chad Severson 815-404-9171
Transaction Type	Business Sale with Real Estate, or Real Estate for Development.
Type of Property	Restaurant/Bar: PIN#: 19-08-427-009-0000 Detached income generating single family house with detached garage: PIN#: 19-08-427-011-0000
Sale or Lease	Sale Only
Real Estate included in price?	Yes
<b>Property Data</b>	
Property Name	Coleman's Bar & Grill Crystal Lake
Address	7608 and 7614 Virginia Road
City, Zip Code	Crystal Lake, IL 60014
Area	Northwest Suburbs
County	McHenry
Sale Price	\$494,000 for Both Parcels
Taxes	Combined: 2017: \$11,518
Building Type and Year Built	Bar/1977: Stucco/shingle Cape Cod style house/1930: wood frame and aluminum siding
# of Seats	20
Stories	Bar: single story House: 1.5 story with detached 2 car garage
Size	Bar: 1,071/SF (11,381/SF-.26 acres). House: 1,029/SF (12,355/SF-.28 acres).
Lot Size	Total: 23,736/SF, .54 acres (both parcels)
Parking	Bar:10 parking spaces House: 2 car garage
Zoning	Commercial / Single Family Residential
Licenses	Restaurant / Bar

A/C & Heat	Electric / Gas
Electric (amps)	N/A
Type of Roof & Age	Bar: membrane, House: shingle
Type of Basement	Bar: none, House 686/SF slab
Ceiling Heights	8 ft
Nearby Businesses	Dairy Queen, Nick's Pizza, Meineke muffler, Crystal Lake Bike shop
Property Description	2 parcel purchase. Parcel 1 has a bar and parcel 2 has a 2 bedroom, 1 bath home
Location Description	Prime location on the hard triangular corner of Virginia Road and Three Oaks in southern Crystal Lake, directly across the street from fully leased strip mall, and gas station.
Cross Streets	Corner of Virginia Road and Three Oaks Road
<b>Business Data</b>	
Is the business currently operating?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Business Description	Local townie favorite bar with video gaming and Friday Night fish fries. Small but cozy with great street presence on prominent corner.
Year Established	1977
Years of Operation	40+
No. of Employees	5
Hours of Operation	11am daily - 12am
Reason for selling	Retirement
Approx. Annual Gross Sales and NOI	Bar: 2017: \$204,018, NOI: \$15,020 (includes gaming) House Rental Income: \$10,800 (\$900/month)
Video Gaming? # of Terminals? Amount of Revenue?	3 terminals, 2017 owner profit: \$71,450 2018 YTD Through October: \$61,527

FF&E included in price?	Yes: \$10,000
Inventory included in price?	Yes: \$5,000
Will seller provide training? How long?	Yes, Negotiable
Competition/Market Overview	Development of corner.