

# Lakemoor, IL TWO STORY FREESTANDING BUILDING IDEAL FOR RESTAURANT OR DEVELOPMENT

220 W. Route 120 Lakemoor, IL 60051



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

## Demographics

2016 Population	6,005
2016 Median Household Income	\$76,882
2016 Per Capita Income	\$32,289

## Traffic

Rand Rd/Rand Rd	20,100
Rand Rd/Lakeshore Dr	20,877
Belvidere Rd/Cty V47	23,217
Belvidere Rd/Darrell Rd	22,000
Rand Rd/Lily Ln	22,270

## Nearby Businesses

Thornton's	Rosati's
Sweet Melissa's Pizza	Paradise Grill
Anytime Fitness	Walgreen's

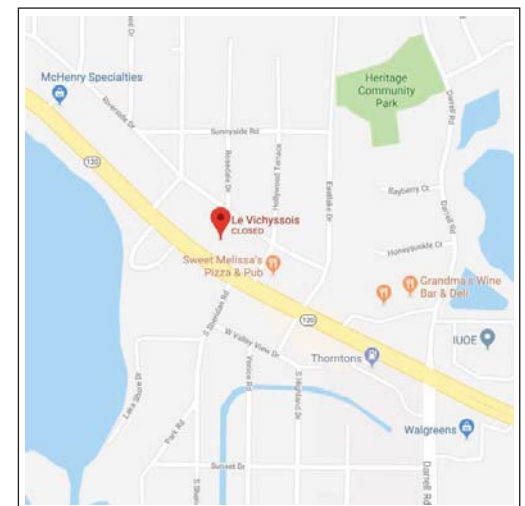
## Description

Freestanding mixed-use building with restaurant on busy Route 120 in Lakemoor, IL. Formerly world-renowned French restaurant Le Vichyssois. Over 20,000/VPD travel along this corridor with hundreds of single family homes built just east, as well as a new Woodman's Grocery store nearby. Features include fully-equipped state of the art kitchen, inviting outdoor terrace, and an ornamental iron and stone fence. Second floor can be utilized as an office or studio apartment including a bath. Great opportunity to start growing your business in an up and coming suburb!

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. F72 1-16-2013

## Map

1/2 mile west of N. Darrel Rd. on Route 120



## Location

This property is located on Route 120 (Rand Road) 1.8 miles west of Route 12 in Lakemoor, IL. McHenry Station Commuter Rail (Union Pacific Northwest Line) is a 9 minute drive away and Ingleside Station Commuter Rail is a 12 min drive away.

## Le Vichyssois Restaurant - 220 W. Rt. 120 Lakemoor, IL 60051

Size (Approx.)	5,200 SF
	.83 Acres Land (36,155 SF)
Residential	Studio with One Bathroom
Price	\$400,000 (Real Estate & Assets)

For additional information or to schedule a showing contact:

Chad Severson

815.404.9171

chad@kudangroup.com

CLIENT DATA SHEET

Agent	Chad Severson
Transaction Type	Real Estate with Closed Restaurant. Includes all FF&E.
Type of Property	Two story multi use property. Closed French restaurant with apartment upstairs. Freestanding 500 SF storage building out back. Freestanding monument sign out front of building with over 100 SF of frontage on Route 120.
<b>Property Data</b>	
Property Name	Le Vichyssois Restaurant
Address	220 W. Route 120, PIN#: 10-32-481-072-0000 220 W. Rand Rd.
City, Zip Code	Lakemoor, Il 60051
Area	Far Northwest Suburbs
County	McHenry
Sale Price	\$400,000 (Real Estate & Assets)
Taxes	2017: \$8,383.76
Building Type and Year Built	Brick, Frame, Stucco
# of Seats	Open
Stories	Two (2)
Size	5,200 SF
Lot Size	.83 Acre, 36,155 SF
Parking	40
Zoning	Commercial, Retail, C-4
A/C & Heat	Central Air, Forced Air Gas
Electric (amps)	Electric to Site
Type of Roof & Age	10 year old Aluminum "specialty" roof with 50 year warranty.
Type of Basement	Crawl
Ceiling Heights	Various, 6'-12'
Nearby Businesses	Thornton's, Sweet Melissa's Pizza, Anytime Fitness, Rosati's, Paradise Grill, Walgreens

Property Description	5,200 SF Freestanding restaurant on busy Route 120 in Lakemoor, IL. Over 20,000/VPD travel along this corridor with hundreds of single family homes being built just east, as well as a new Woodman's Grocery store. Fully equipped state of the art kitchen (owner was the chef for many, many years), classic dining room and a quaint Ornamental Iron and Stone fence surround the property. Outdoor Terrace invites dining for your Bistro, Tapas or Breakfast concept! 2nd floor can be utilized as an office or studio apartment including a bath. Great opportunity to start growing your business in an up and coming suburb!
Location Description	2½ mile West of Route 12 and Route 120
Cross Streets	½ mile West of N. Darrell Road on Route 120
<b>Business Data</b>	
Is the business currently operating?	No. Closed as of 2016.
Year Established	1976
Reason for selling	Retirement
Video Gaming? # of Terminals? Amount of Revenue?	N/A but local township does allow it.
FF&E included in price? Value?	Yes, \$150,000. State of the Art chefs kitchen, 10ft hood, good mechanicals, Over \$100,000 invested in facility over the 1980's and 90's.
Will seller provide training? How long?	Yes, 1 week.
Competition/Market Overview	Great location for a new breakfast house, medical office or office building.