

Batavia, IL RESTAURANT BUILDING WITH 1.79 ACRES ON BUSY RANDALL RD.

1900 Mill St. Batavia, IL 60510



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



Batavia, IL
Batavia is a city in DuPage and Kane Counties in the U.S. state of Illinois. A suburb of Chicago, it was founded in 1833 and is the oldest city in Kane County. Fermi National Accelerator Laboratory, a federal government sponsored high-energy physics laboratory, is located in the city. Batavia is part of the vernacular region known as the Tri-City area, along with St. Charles and Geneva, all western suburbs of similar size and relative socioeconomic condition. wikipedia.org

Tribella Grill - 1900 Mill St. Batavia, IL 60510

Size (Approx.)	6,000 SF Building
Lot Size	78,318 SF (1.79 Acres)
Price	\$1,799,000 (Real Estate)

For additional information or to schedule a showing contact:

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Demographics

	Total
Population	
2010 Total Population	35,221
Households	
2010 Households	12,365
Incomes	
2016 Median Household Income	\$92,124
2010 Per Capita Income	\$43,459

Nearby Businesses

Goodrich	TGIFridays
IMAX 15	Kohl's
Batavia Post Office	Menards

Description

Well maintained freestanding restaurant building for sale in Batavia, IL. Features 3 dining rooms, seating for 200+, full service bar, screened in patio with 48+ seats and a full service kitchen. Located in the heart of the Randall Road retail corridor on Mill St.

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. F67 11-22-2011

Map

East of Randall road, south of Mill Street



IN HOUSE DATA SHEET

Agent	Chad Severson, Chad@Kudangroup.com , 815 404 9171
Is this Confidential?	No, but please do not approach anyone at the location. Call for private showing.
Transaction Type	Real Estate Sale - Italian Restaurant Business Optional
Type of Property	Single story restaurant on beautifully manicured 1.79 acres, just off busy Randall Road in Batavia.
Sale or Lease	Sale preferred, lease available for VERY qualified tenant.
Real Estate included in price?	Yes, 78,318 SF (1.79 acres).
Property Data	
Property Name	Tribella Grill
Address	1900 Mill Street
City, Zip Code	Batavia, IL 60510
Pin#:	12-16-351-013-0000
Area	Western Suburbs
County	Kane County
Sale Price	\$1,799,000 (Real Estate Only)
Rental Rate	Negotiable
Lease Type	NNN
Lease Term & Options	Negotiable
Yearly Rental Adjustment	Negotiable
Insurance	\$13,521
Taxes	2018: \$34,578 2017: \$33,811
Building Type and Year Built	Freestanding, single story built in 1997.
# of Seats	200+
Stories	Single
Size	6,000 SF Building
Lot Size	1.79 Acres
Parking	94
Zoning	B-3
Licenses	Restaurant, Class-A

A/C & Heat	Electric/Gas
Type of Roof & Age	Membrane
Ceiling Heights	10-15 Varies
Nearby Businesses	Goodrich, IMAX 15 Theaters, Batavia Post Office, TGIFridays, Kohl's, Menards
Property Description	Well maintained freestanding Restaurant building, featuring 3 dining rooms, seating for 200+, full service bar, screened in patio with 48+ seats and a full service kitchen.
Location Description	Located in the heart of the Randall Road Retail corridor on Mill Street, just east of Randall Road in suburban Batavia. Surrounded by shopping and restaurants with a median 3 mile income of \$118,000.
Cross Streets	East of Randall road, south of Mill Street in Batavia Il
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or Management.</i>
Business Description	Full service Italian restaurant, opens at 4:00 daily. Grosses over \$900,000 in sales annually. Many banquets and private parties galore. Ownership wishes to sell location and not the business, but business is negotiable.
Year Established	2007
No. of Employees	25
Hours of Operation	4:00 Daily
Reason for Selling	Retiring
Approx. Annual Gross Sales	\$900,000 Gross sales. NOI Available upon request
FF&E included in price?	Yes, \$250,000+. Leased ice machine, owned dish machine, 5e new TOAST POS Terminals, two televisions, Southbend High Temp Broil, two fryers, four 60" line coolers, 18 burner stove, flat top grill, draft lines with Fabs, Hobart Mixer, two hoods, convection oven and much much more!
Inventory included in price?	Yes, \$15,000.
Will seller provide training?	Yes, 2 weeks.
Competition/Market Overview	Increase banquet sales, private party sales.

RESTAURANT PHOTOS



BACK OF HOUSE & MAP

