

LaGrange, IL - Chicago West Suburbs RESTAURANT WITH GORGEOUS BUILD OUT AND BAR FOR LEASE

15 Calendar Ave. LaGrange, IL



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

Demographics

	Total
2010 Population	15,550
Total Households	5,650
2010 Median Household Income	\$80,342
2010 Per Capita Income	\$34,887

Estimates provided by census.gov

Nearby Businesses

Grapevine Noodles & Co.	Walgreen's
Palmer's Irish Restaurant	US Post Office
Kama Bistro	Thipi Thai
	Coldstone Creamery

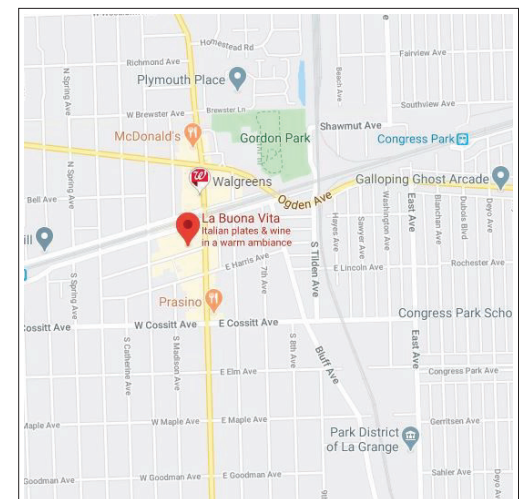
Description

Quaint brick and stucco restaurant with old school Italian feel. 12 person bar accents the dining room with rustic finishes and fixtures throughout. A tight kitchen makes operations easy for any chef who can run the kitchen from the expo line as well as be visible to the dining room. Sidewalk dining is allowed in this part of LaGrange, Illinois.

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

One block south of Burlington Ave, west of LaGrange Ave.



LaGrange, IL
LaGrange is a village in Cook County, located just 13 miles west of Chicago. The population was 15,550 at the 2010 census.

15 Calendar Ave. LaGrange, IL 60525 - Formerly La Buona Vita Italian Restaurant

Size 3,070 SF

of Seats 105 Dining, 12 Bar

Rental Rate \$6,800 per Month (NNN)

For additional information or to schedule a showing contact:

Chad Severson

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IN HOUSE DATA SHEET

Agent	Chad Severson, Chad@Kudangroup.com , 815 404 9171
Transaction Type	Fully furnished restaurant for lease.
Type of Property	Single story, all brick restaurant with gorgeous buildout and bar. Sidewalk dining. Fully furnished both FOH and BOH.
Sale or Lease	Lease
Real Estate included in price?	No
Property Data	
Property Name	Former La Buona Vita Italian Restaurant
Address	15 Calendar Avenue
City, Zip Code	La Grange, IL 60525
Area	Western Suburbs
County	Cook
Rental Rate	\$6,800 per month, NNN \$8,130 Gross
Lease Type	NNN
Lease Term	5 years
Options	Yes, negotiable when lease is drafted
Yearly Rental Adjustment	The first two years are fixed at \$6,800. 2% increase annually in years 3, 4, and 5.
Personal Guarantee	Yes
CAM & Insurance	Tenant pays insurance on building.
Security Deposit	\$13,000
Taxes	\$1,330 per month
Building Type and Year Built	All Brick and some stucco. Purchased in 1997, and completely gutted in 1997
# of Seats	105 dining, 12 at bar

Stories	Single
Size	3,070 SF
Abatement	2 months
Parking	Public
Zoning	C-1CR, Core Retail District
A/C & Heat	Electric / Gas
Electric (amps)	200 amps
Type of Roof & Age	Flat membrane, new in 1997
Type of Basement	None
Ceiling Heights	12 feet
Nearby Businesses	Grapevine, Noodles and Company, Palmers Irish Restaurant, Kama Bistro, Walgreens, US Post Office, Thipi Thai, Coldstone Creamery, Aurelios Pizza, Nicksons Eatery and many more!
Property Description	Quaint brick and stucco restaurant with Old school Italian feel. 12 person bar accents the dining room with rustic finishes and fixtures throughout. A tight kitchen makes operations easy for any chef who can run the kitchen from the expo line as well as be visible to the dining room. Sidewalk dining is allowed in this part of La Grange, Illinois.
Location Description	One half block west of La Grange Road on the north side of Calendar street.
Cross Streets	One block south of Burlington Ave, west of La Grange Ave.
Business Data	
Is the business currently operating?	No, closed for 2 months, but fully furnished.
Business Description	Old school Italian Restaurant
Year Established	2014

Years of Operation	6
FF&E included in price? Value?	Yes, \$20,000. Intel POS system (3 terminals), Leased ice and dish machines, 16-foot hood, 16 burner stove, Areobaleno Pasta cooker, High temp broiler, Grill, 2 microwaves, 3 cold prep/pantry stations, walk-in cooler, standup freezer and much, much more!!
Competition/Market Overview	La Grange Illinois is home to some of the best dining in the Chicago suburbs. This quaint area of the town has everything from coffee houses to Indian cuisine, Irish Cuisine, American fare and more. A great city to raise a family with some of the best demographics in Illinois.