

## LISTING INFO

Agent	Adam Salamon
Transaction Type	Real Estate and Assets
Type of Property	Building with Restaurant
Sale or Lease	Sale
Real Estate included in price?	Yes
<b>Property Data</b>	
Address	30 S. LaGrange Rd.
City, Zip Code	LaGrange, 60526
Area	Western Suburbs
County	Cook
Sale Price	\$1,200,000 (Real Estate + Assets)
Taxes	\$35,557.00 (2018)
Building Type and Year Built	Brick - 1912
# of Seats	Dining Room 96, Bar 10, Sidewalk Patio 14, Private Party Room 60
Stories	Two Stories and Basement
Building Size	6,309 SF
Lot Size	3,424 SF
Parking	Ample street parking and public parking at LaGrange parking lot 8.
Zoning	C-1 Core Retail District
A/C & Heat	Central HVAC (2018)
Electric (amps)	400 Amp Restaurant, 200 Amp 2 <sup>nd</sup> Flr
Roof Age	2017
Type of Basement	Full
Ceiling Heights	15'
Nearby Businesses	Starbucks, Anderson's Bookshop, LaGrange Theater, Bottle & Bottega, Chase Bank, Owl and Lark, Starbucks, LaGrange Farmer's Market
Property Description	Beautiful two-story commercial building for sale in the heart of downtown LaGrange. Great opportunity to own your own turn-key restaurant with extensive FF&E included in the sale price. Basement has a second walk-in cooler that includes a tap system for the bar. Second floor has a private party room that seats sixty and two private offices that can be leased out individually. <i>OPERATING BUSINESS, PLEASE DO NOT DISTURB EMPLOYEES OR MANAGEMENT.</i>
Cross Streets	LaGrange Rd. & Harris Ave.