

LaGrange, IL - Chicago West Suburbs ASSET SALE ON BEAUTIFULLY REMODELED TURN-KEY RESTAURANT

30 S. LaGrange Rd. LaGrange, IL 60526



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



30 S. LaGrange Rd. LaGrange, IL

Size 3,291 SF 1st Floor @ \$32/SF Gross
2,000 SF 2nd Floor Private Party Room Also Available

Price \$149,000 (Assets)

For additional information or to schedule a showing contact:

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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

LaGrange Theater
Anderson's Bookshop
Starbucks
Bottle & Bottega

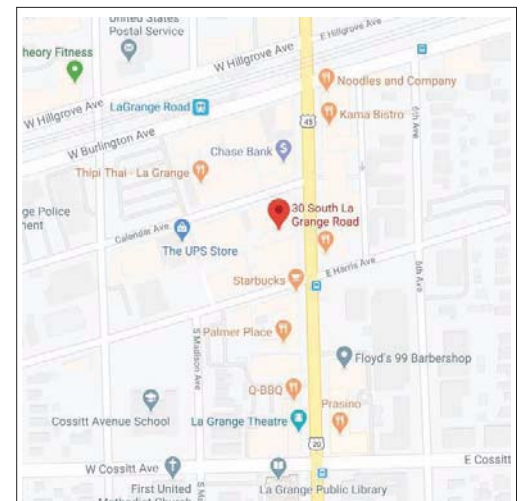
Description

Asset Sale on a beautifully remodeled turn-key restaurant in the heart of the downtown LaGrange business district. Extensive FF&E included in the sale with a new lease provided by the Lessor. 2,000 SF private party room that seats sixty is also available for lease on the second floor. Basement has a second walk-in cooler that includes a tap system for the bar. Warm and charming, must see to appreciate!

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

LaGrange Rd. & Harris St.



LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Asset Sale with Lease
Type of Property	Restaurant/Bar
Sale or Lease	Lease
Property Data	
Address	30S. LaGrange Rd.
City, Zip Code	LaGrange, 60526
Area	Western Suburbs
County	Cook
Sale Price	\$149,000 (Assets)
Rental Rate	\$32/SF
Lease Type	Gross
Lease Term	Five Years
Options	One (1) Five-Year Option
Yearly Adjustment	3%
Security Deposit	TBD
# of Seats	Dining Room 96, Bar 10, Sidewalk Patio 14, Private Party Room 60
Stories	Two
Size	3,291 SF 1 st Floor
Parking	Ample street parking and public parking at LaGrange parking lot 8.
Zoning	C-1 Core Retail District
Licenses	Retail Food and Liquor
A/C & Heat	Central HVAC
Electric (amps)	400 Amps
Type of Basement	2,032 SF
Ceiling Heights	15'
Nearby Businesses	Starbucks, Anderson's Bookshop, Bottle & Bottega, Chase Bank, Owl and Lark, LaGrange Farmer's Market
Property Description	2,000 SF second floor party room also available for lease
Cross Streets	LaGrange Rd. & Harris St.
Business Data	
Business Name	Nickson's Eatery
Is the business currently operating?	YES, THIS IS AN OPERATING BUSINESS PLEASE DO NOT DISTURB EMPLOYEES OR MANAGEMENT.
Business Description	Asset Sale on a beautifully remodeled turn-key restaurant in the heart of the downtown LaGrange business district. Extensive FF&E included in the sale with a new lease provided by the Lessor. 2,000/SF private party room that seats sixty is also available for lease on the second floor. Basement has a second walk-in cooler that includes a tap system

LISTING INFO

	for the bar. Warm and charming, must see to appreciate!
Year Established	2009
Years of Operation	11 Years
No. of Employees	7 Full Time, 13 Part Time
Hours of Operation	11:30am – 8:30pm Tues. – Thurs., 11:30am – 9pm Fri.- Sat., Closed Sunday and Monday
Approx. Annual Gross Sales	\$900,000
FF&E included in price?	Yes
Will seller provide training?	Yes