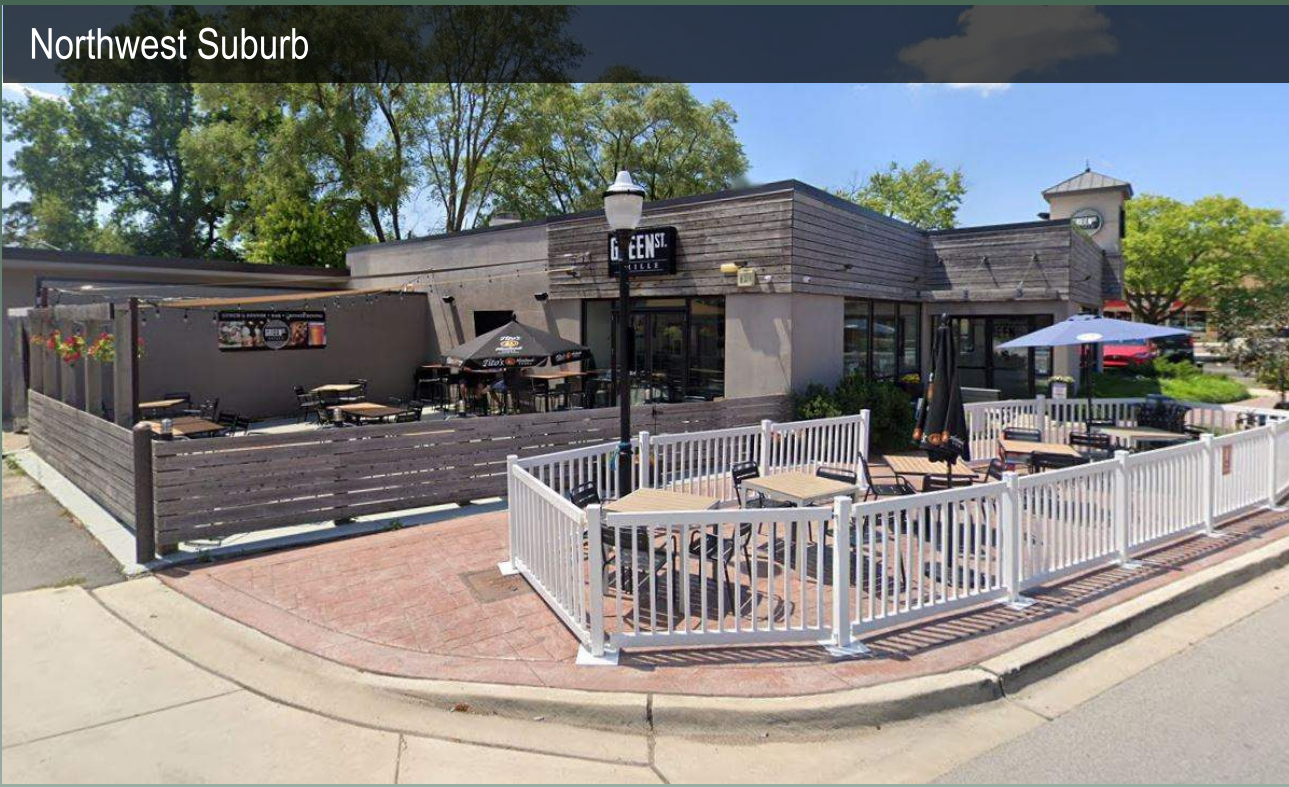


Northwest Suburb

Large occupancy restaurant and bar with ample parking and outdoor dining in a premiere downtown location for sale.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com



Demographics

Population	1-Mile	5-Mile
2022 Population	11,537	215,732
2027 Population	11,518	215,091
Annual Growth 2022-2027	-0.16%	-0.30%

Households

2022 Households	3,818	511,784
Annual Growth 2022-2027	-0.2%	-0.3%

Income

Avg. Household Income	\$70,302	\$84,411
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Source: Costar

Nearby Businesses

Bensenville Village Hall	Storto Finn Law Group
Two Chefs Catering	Omega Pro Systems
Bensenville Theatre	The Village Flower Shop
SVB Express	5th Ave Salon & Barbershop
Hair Shapers	Bensenville Metra Station

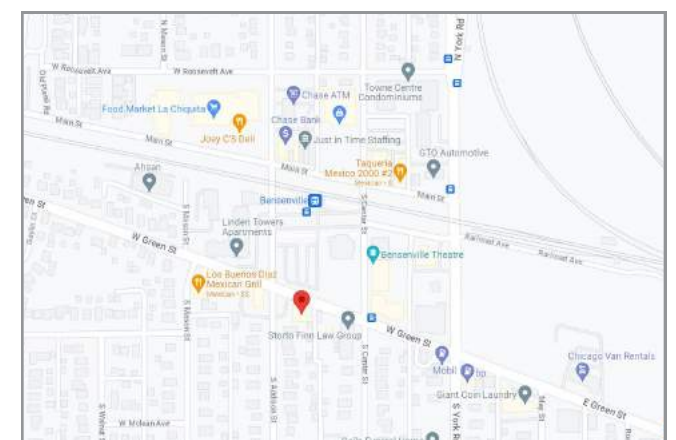
Location: Bensenville

The Village of Bensenville is located near O'Hare International Airport and well known for its high quality of life. Incorporated in 1884, Bensenville, Illinois is a city with a fascinating past, an engaging present and an exciting future. Home to nearly 18,813 residents, Bensenville is a warm and friendly community that embraces newcomers and long-time residents alike.

—www.bensenville.il.us

Map

On the corner of West Green St. and South Addison St.



Property and Business Description

This large restaurant and bar in downtown Bensenville has undergone a complete gut rehab, with new infrastructure, fixtures and equipment, including a large catering-capable kitchen. The property also features gaming with the ability to assume the agreement and incorporate two additional machines or cancel upon purchase. There is ample parking with a 15 car private lot, in addition to a 95+ car public lot across the street, for Metra train commuters. Convert the lot into additional outdoor dining to add to the private patio and public outdoor sidewalk seating, overlooking the township's open-air concert/event venue.

Purchase Price: Negotiable (Bus./Real Estate)

Zone: C-3

Size (Approx.): 4,630 SF (Bldg.), 13,893 SF (Lot), 4,630 SF (Bus.)

Licenses: Liquor and Retail Food

Property Taxes: \$15,357.04 (2022)

For additional information or to schedule a showing, contact:

Juan Carlos Gomez
312-575-0480 (Ext. 111)
773-543-2045
juancarlos@kudangroup.com