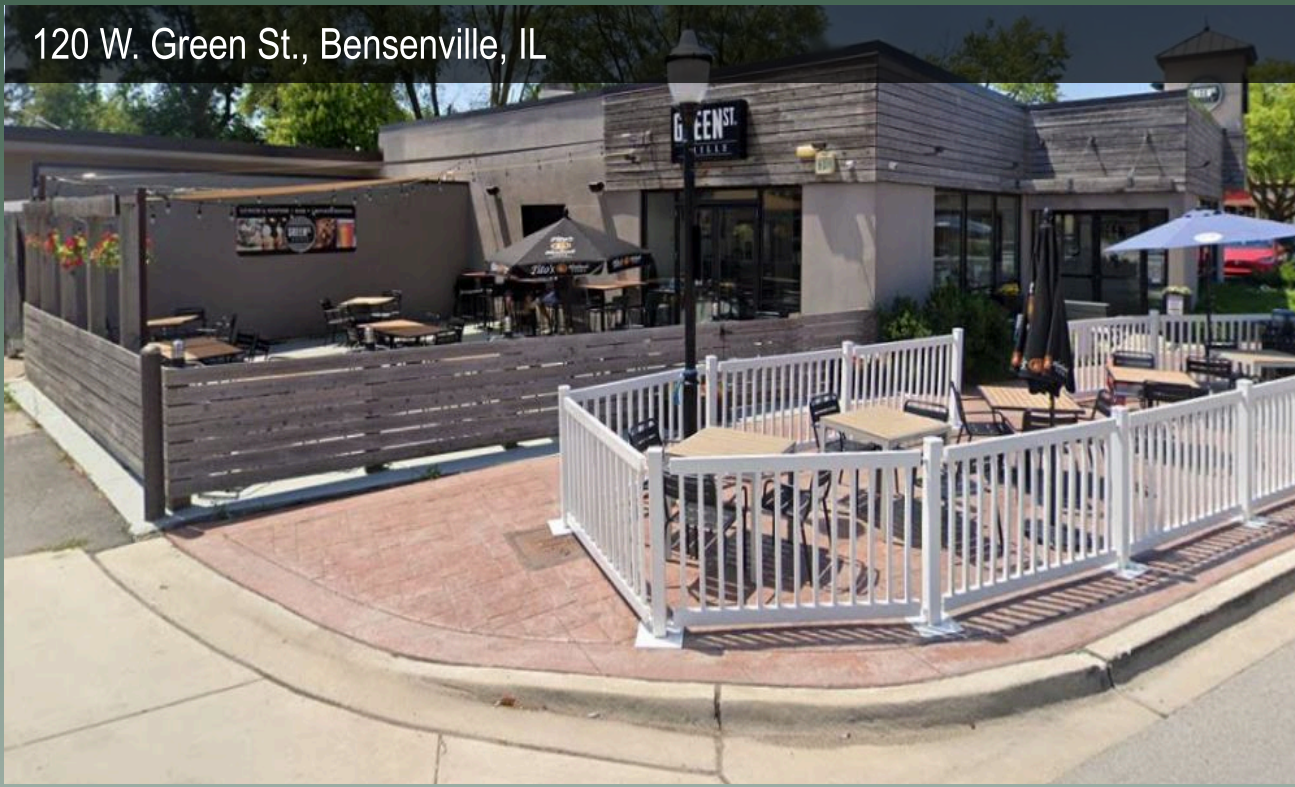


Northwest Suburb

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

120 W. Green St., Bensenville, IL



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

Demographics

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

Households

2022 Households	3,818	441,504
Annual Growth 2022-2027	-0.2%	-0.3%

Income

Avg. Household Income	\$70,302	\$91,582
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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

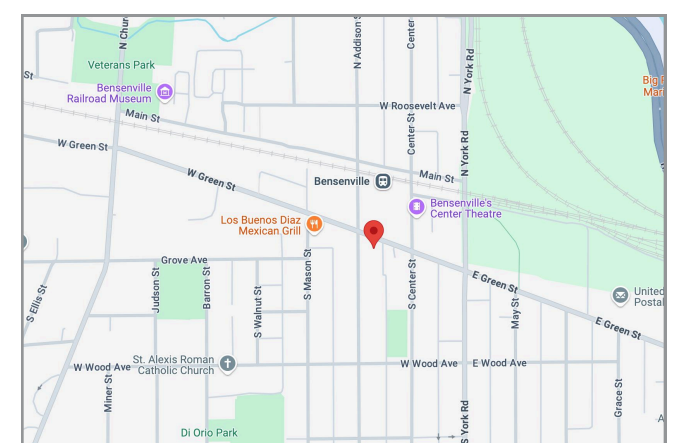
Location: Bensenville

Bensenville, Illinois is a vibrant village located just west of Chicago, adjacent to O'Hare International Airport. Straddling DuPage and Cook Counties, it blends suburban charm with industrial strength. Originally known as Tioga, it was renamed in 1873 and has grown into a diverse community of over 18,000 residents. Known as the "Gateway to Opportunity," Bensenville features one of the largest industrial parks in the state, a thriving business scene, and convenient access to major highways and public transit. It's also home to Fenton High School, the Edge Ice Arena, and a variety of cultural and recreational events throughout the year.

—wikipedia.org, choosedupage.com

Map

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



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 potential for 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 event venue.

Purchase Price: \$1,200,000 (Bus./Real Estate)

Zone: C-3

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

Lics./Permits: Must apply. Gaming approved.

Property Taxes: \$15,190.72 (2023)

For additional information or to schedule a showing, contact:

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