

Property Details

CONTROL:	Exclusive	VALUE: \$1,300,000
		LOAN: \$0
		EQUITY: \$1,300,000
TITLE:	Restaurant/bar/nightclub or Redevelopment Opportunity	
TYPE:	Retail/Commercial	
HAVE:	Bar/nightclub and beer garden with \$\$\$ from video poker gaming high traffic route 30 south of Chicago near expressways. Owner just finished renovating.	
WEBSITE URL:	https://youtu.be/yNSxUCjibKw	
ADDRESS:	7905 W Lincoln Hwy, Frankfort, Illinois	
BENEFITS TO NEW OWNER:	-High traffic count Route 30 -Grandfathered gaming with \$\$\$ revenue - Adaptable Floor Plan -Flexible use - C2 Zoning -Redevelopment potential - Sizable lot 2 acres -Flex terms -Possible seller financing	
GROSS SCHEDULED INCOME:	\$500,000 Projected	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$250,000	
NOI:	\$250,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$250,000	
CAP RATE:	19.23%	
BENEFITS SOUGHT:	Retirement - Less management	
MOTIVATION:	Very motivated to sell... Retiring	
CAN ADD:	has other properties	
REMARKS:	Lots of potential at this site and seller motivated. I don't have new flyer/photos as we are in last phase of renovation.	
OWNER:		
COUNSELOR:	Theresa Mueller 132 N Washington Naperville, Illinois, 60540	Cell: 630-715-9999 Email: info@theresamueller.com