

Property Details

CONTROL: Exclusive VALUE: \$1,350,000
 LOAN: \$0
 EQUITY: \$1,350,000

TITLE: \$\$\$ Gaming Revenue Bar + Restaurant
 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.

ADDRESS: 7905 W Lincoln Hwy, Frankfort, Illinois
 BENEFITS TO NEW OWNER: -Recently Renovated -Management now in place -High traffic count Route 30 -Grandfathered gaming with \$\$\$ revenue -Adaptable Floor Plan -Flexible use, C2 Zoning -Redevelopment potential -Sizable lot 2 acres, can make 3 -Flex terms -Possible seller financing

GROSS SCHEDULED INCOME: \$650,000 Projected
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$500,000
 NOI: \$150,000
 DEBT SERVICE: \$0
 CASH FLOW: \$150,000
 CAP RATE: 11.11%

BAR FOR SALE

7905 LINCOLN HIGHWAY
FRANKFORT, IL 60423

HIGHLIGHTS

- High Traffic Count Route 30
- Near Two Major Expressways
- Grandfathered Gaming - \$\$\$ Revenue
- Recently Renovated
- Adaptable Floor Plan
- Flexible Use - C2 Zoning
- Sizable Lot w Development Potential
- Possible Seller Financing



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BENEFITS SOUGHT: Retirement, would consider exchange
 MOTIVATION: Motivated to sell... Retiring
 CAN ADD: Has other properties
 REMARKS: Lots of potential at this site making gaming \$\$\$ and seller motivated.

OWNER:

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