

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 Cell: 630-715-9999
132 N Washington Email: info@theresamueller.com
Naperville, Illinois, 60540