

98 W. Main St. (Route 72)
West Dundee, IL 60118

For Sale or Lease

MLS #12433501

RESTAURANT



FULLY EQUIPPED 3-STORY RESTAURANT

SALE: \$1,250,000 LEASE: \$9,500./MO (MG)

**Fully Equipped Premier Downtown Restaurant
with Scenic Fox River Views
PRICE REDUCED**

Nestled in the heart of downtown W. Dundee, this turnkey 8,161 SF three-level, elevator equipped restaurant plus basement, seats up to 325 and offers a unique dining experience with a perfect blend of ambiance, functionality and prime location with over 29,000 vpd.

Featuring a balcony overlooking the picturesque Fox River, diners will enjoy breathtaking waterfront views while dining al fresco.

Inside, the restaurant boasts rich wood finishes that enhance its warm and inviting atmosphere and the bar provides a welcoming space for patrons. The fully built-out kitchen is equipped with all necessary FF&E, ensuring a turnkey operation for the next owner or tenant.

Convenient village lot/street parking and fully handicap accessible.

Specifications

HVAC System:	GFA/ Central Air
Electrical:	600 amp
Sprinklers:	Yes
Elevator:	Yes
Washrooms:	7
Ceiling Height:	13'
Parking:	City Lot and Street
Sewer/Water:	City
Zoning:	B2
Taxes (sale):	\$44,248.34 (2024)
Taxes (Lease):	Included w/Stops
Utilities:	Tenant Responsibility
PIN #:	03-23-354-009

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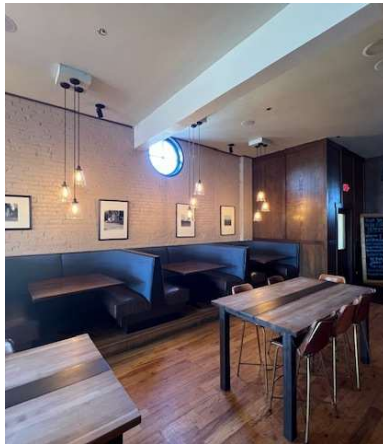
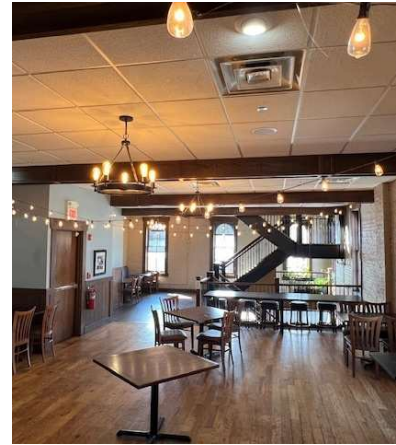
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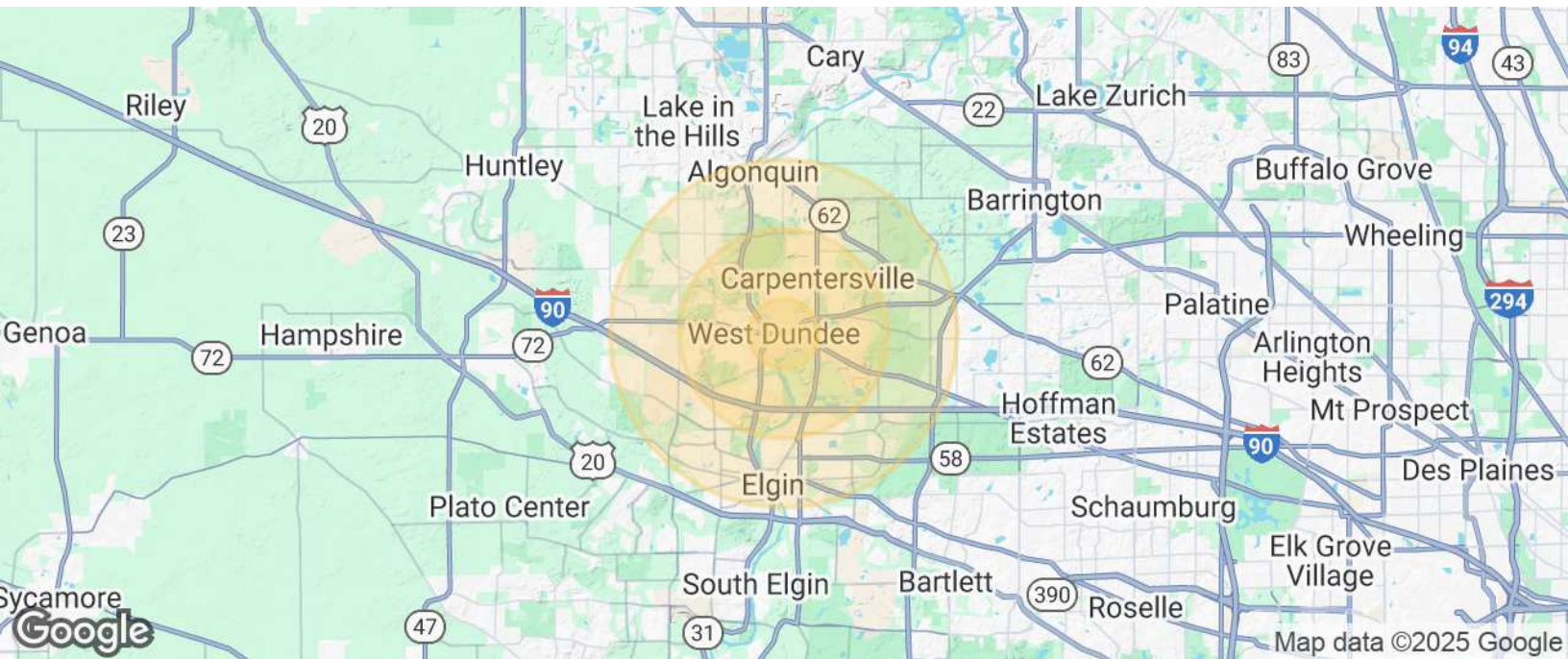
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,950	54,157	157,635
Average Age	43	38	39
Average Age (Male)	42	37	38
Average Age (Female)	44	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,032	18,334	54,004
# of Persons per HH	2.3	3	2.9
Average HH Income	\$113,329	\$107,747	\$115,519
Average House Value	\$330,781	\$287,869	\$298,110

Demographics data derived from AlphaMap

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