

# Restaurant with Drive Thru And Living Quarters

FORMERLY SUGAR HOUSE

8609 US HIGHWAY 12, RICHMOND, IL 60071



PRICE REDUCED ! Newly remodeled Restaurant building with drive-through and 3 bedroom apartment for sale or lease. Tons of brand new improvements finished in 2019 including: Drive-through, grease trap, city sewer/water hookup, 28 parking spots, new metal roof with new downspouts, handicap access and ADA bathrooms, outdoor seating with large doors that open up into dining room, all new mechanicals throughout and all new plumbing/drainage. Also features some new equipment and a walk-in freezer. Basement in good condition with prep area, bathroom, and lots of extra storage. The fully updated 3 bedroom apartment has its own A/C, washer/dryer hookup, full bathroom. This scenario is perfect for a live-in worker who lives upstairs and runs the restaurant. Formerly known as The Sugar House, can be transformed into anything and also possibly add gaming and alcohol. Lots of way to monetize this new re-development.

## FORMER SUGAR HOUSE PRICE REDUCED

- 3,706 SF Restaurant w/ Drive Thru
- 3 Bedroom Updated Apartment
- Fully Renovated in 2019
- 28 Space Newly Paved Parking
- Zoned GB
- Lots of Equipment Included
- Indoor / Outdoor Dining
- \$6,587 (2019 Taxes)

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$82,500	\$76,014	\$78,526
Population	676	6,551	23,429
<b>TRAFFIC COUNTS: 11,900 VPD</b>			

**LEASE PRICE**  
\$3,800/MO. (\$12.30 psf)  
Modified Gross

**SALE PRICE** ~~\$435,000~~  
**REDUCED \$395,000**

PIN: 04-21-100-007

MLS: 10432266

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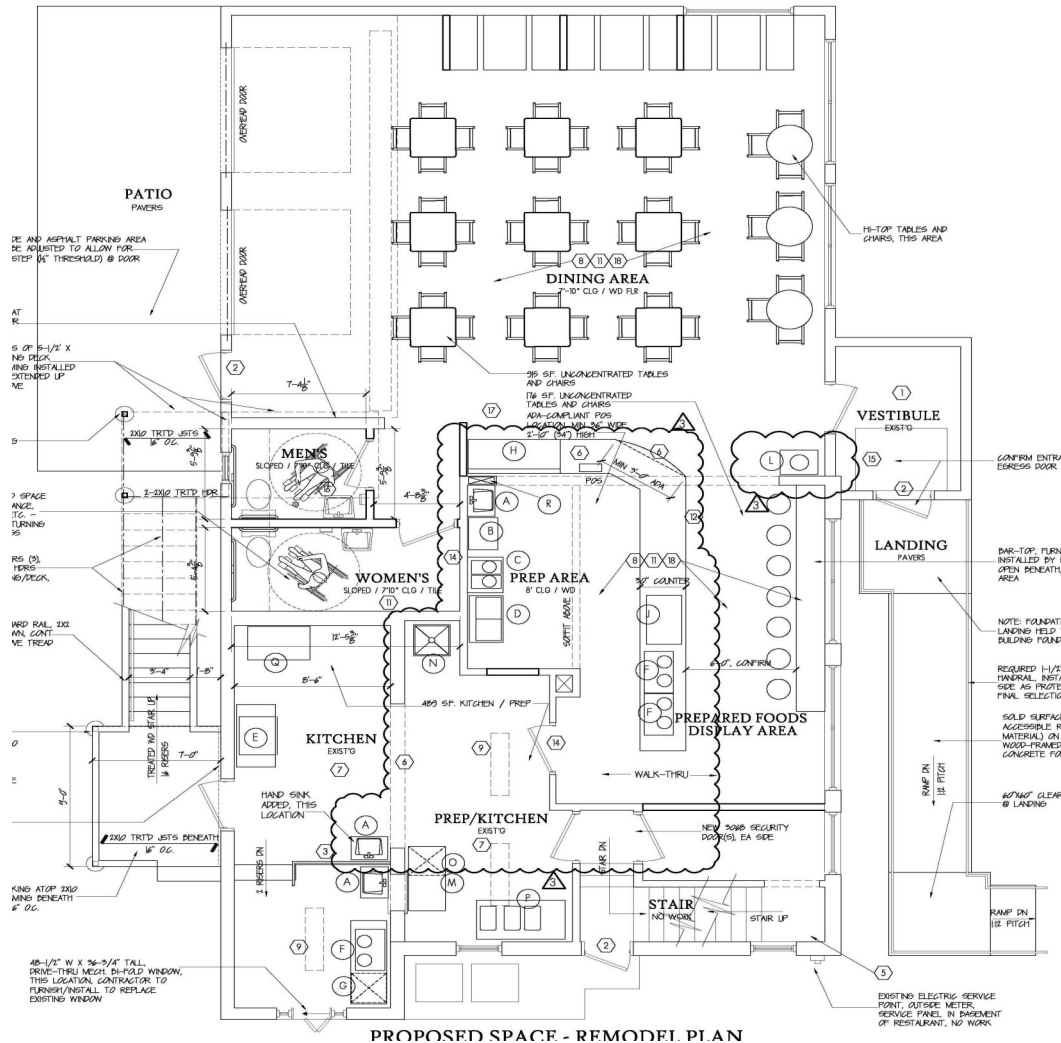
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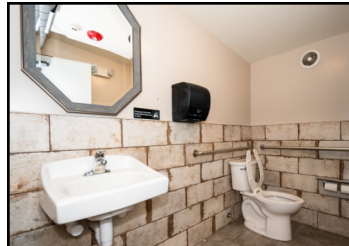
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## Living Quarters / 3 Bedroom Apartment

