

1320 & 1328 S MAIN ST. (ROUTE 31) ALGONQUIN, IL 60102

FOR SALE

MLS # 10999267

August 31, 2021



BAR / RESTAURANT
3,545 SF (REAL ESTATE ONLY)

\$499,900

DESCRIPTION

REAL ESTATE ONLY

Bar and Restaurant on busy Route 31 in Algonquin with carry-out area, outdoor deck seating and gaming. Hood, walk-in cooler/freezer included.

Dining Room seats 50+ , bar seats 22+ with 6 gaming machines and outdoor deck seats 16.

Ample on-site parking and monument signage. Garage / storage building on site and 2nd floor office/storage room. Great visibility with over 18,000 vehicles per day. Adjacent property also for sale \$170,000 (MLS 10913924) call broker for additional information.

Current lease expires 1/31/22. Please do not approach current employees.

SPECIFICATIONS

Building Size	3,445 SF
Land Size	.399 AC
Year Built	2000
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinkled	No
Washrooms	2
Ceiling Height	9 FT
Parking	50
Sewer/Water	City
Zoning	B2
RE Taxes	\$18,900.20 (2020)
PIN Number	19-33-485-012 19-34-353-001 & 002

DEMOGRAPHICS

1 Mile 3 Miles 5 Miles

Population	6,749	62,856	144,263
Avg Household Income	\$96,691	\$86,302	\$90,807

Daily Traffic Counts: 18,100 vpd

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax : 847-854-2380

HEATHER SCHWEITZER

Vice President/Managing Broker

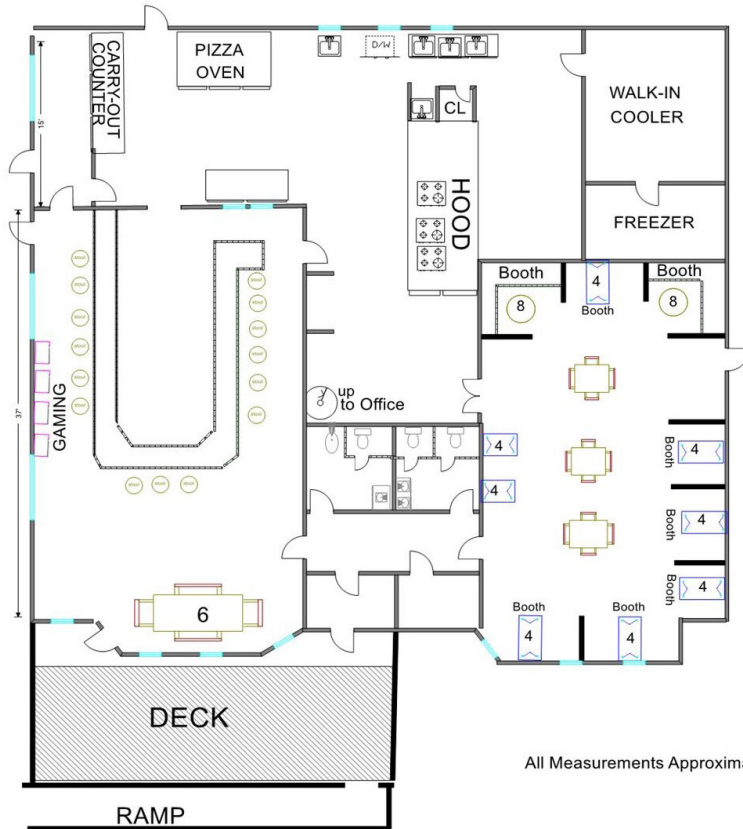
Office: 847-854-2300 Ext 15

Cell: 815-236-9816

HeatherS@PremierCommercialRealty.com

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All Measurements Approximate

PREMIER
COMMERCIAL REALTY

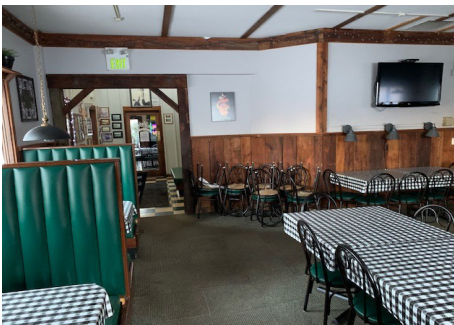
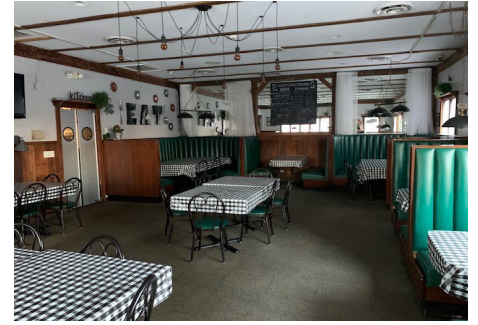
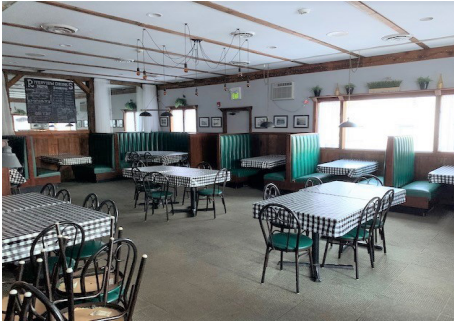
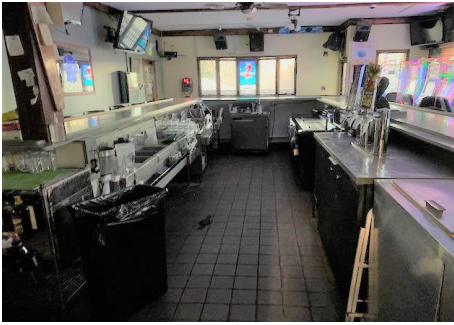
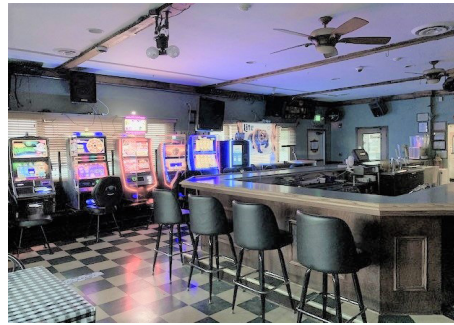
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