



Retail/Stores

MLS #: **07177130** Status: **ACTV** CTGF:
Rent Price: Lease Type: **N/A** List Price: **\$2,199,000**
Rented Price: Contract Date: Sold Price:
Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **250 S Main St**
City: **Elburn** Zip: **60119** Area #: **119**
Subdivision:
County: **Kane** Township: Yr. Built: **1998**
Parcel ID#: **1106285003** Multiple PIN: **Y**
Coordinates: North: **1** South: **0** East: **0** West: **43**
Directions: **Route 47 (Main St in Elburn) just South of the Railroad Tracks. Site is on West side of Route 47.**

Property Information And Description

Subtype: **Restaurant**
Lot Dimensions: **139X260**
Est CAM/Sq Ft:
Gross Rentable Area:
Zoning: **Commercial / B2** # Stories: **1** # Units: **1**
Drive In Door:
Of Tr Lev Doors:
Approximate Age: **Older**
Air Conditioning: **Central Air**
Backup Package:
Client Needs:
Client Will:
Construction:
Current Use:
Water Drainage:
Docks:
Electrical Svcs:
Building Exterior:
Floor Finish:
Foundation:
Fire Protection:
Frontage Acc:
Heat/Ventilation: **Forced Air, Gas**
Information: **24-Hr Notice Required, Listing Agent Must Accompany, Show-Call Listing Office, No Sign on Property**
Known Encumbrances:
Location:
Lock Box:
Misc. Inside:
Misc. Outside:
Type Ownership:
Indoor Parking:
Outdoor Parking:
Possession:
Potential Use:
Roof Coverings:
Roof Structure:
Tenant Pays: **Electric, Heat, Repairs & Maintenance**
Terms:
Utilities To Site:
Geographic Locale: **Far West**

Avl Rent SqFt Min: **0** Avl Rent SqFt Max: **0**
Land Sq. Ft: **36140** Apx Tot Bldg SqFt: **7400**
Est Tax/Sq Ft:
Net Rentable Area: Extra Storage Space:
Parking Spaces: #Tenants: **1**
Approximate Ceiling Ht:
Docks/Delivery:

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Address: **250 S Main St, Elburn, 60119**

Income Data

Tenant Name	Sq. Ft	Lease Exp. Dt.	Lease Type	Monthly Reimbursed Exp.	Monthly Income.
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If For Rent, Amounts are for: Individual Spaces: Total Building:

Total Montly

Gross Rental Income:
 Effective Gross Income:
 Miscellaneous Income:
 Total Annual Income:

Annual Operating Expenses

	Amount	Source
Real Estate Taxes: (Tax Year: 2007)	15,406	Actual
Janitor	\$0	
Management	\$0	
Fuel	\$0	
Electric	\$0	
Water	\$0	
Scavenger	\$0	
Insurance	\$0	
Repairs-Decorating	\$0	
Association Fee	\$0	
Elevator	\$0	
Supplies	\$0	
Advertising	\$0	
Vacancy		
Other Expenses	\$0	
Expense Year:	Expense Source:	Less Total Annual Expenses:
	Net Operating Year:	Net Operating Income:
	Cap Rate:	

Remarks: **Well established restaurant in downtown Elburn. Owner is retiring and will sell business or real estate. Take over the business or use location to open your own high traffic restaurant. Books and financial information available to serious interests only. Large Lot also being sold with additional parcel 92x139 makes for plenty of parking. Plans for converting to multi-unit office building available.**

Agent Remarks: **Call listing office for rendering and plan to convert this building to multi unit office. Business only also for sale.**

Broker Information

Special Comp. Info.: None	Listing Type: Exclusive Right To Sell
Co-Operative Compensation: 2.5%	Agent Owned/Interest: N
Other Compensation:	Office Phone: (630) 377-2336
Broker: Vestuto Real Estate Corp.	Agent Phone: (630) 365-6180
Agent: Marvin Vestuto	Agent Additional Info:
Co-Lister:	Alternate Phone Number:
Agent E-mail: vestuto@foxvalley.net	
Office URL:	

Listing Information

MLS #:	07177130	Status:	ACTV	List Price:	\$2,199,000
List Date Received:	04/02/2009	List MT:	56	Original List/Rent Price:	\$2,199,000/
Listing Date:	04/02/2009	List Office #:	149	Sale Price:	
Off Market Date:		List Agent #:	573	Rented Price:	
Contract Date:		Sale Office #:		Financing:	
Closed Date:		Sale Agent #:		Points:	
Status Date:	04/08/2009	Update Date:	04/09/2009		