



R'S PLACE TAVERN BUSINESS AND PROPERTY FOR SALE

1527 S HARLEM AVENUE
FOREST PARK, IL 60130

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Property Summary



OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0 SF
Year Built:	1978
Building Size:	2,000 SF
Zoning:	C
Market:	Forest Park
Submarket:	Forest Park

PROPERTY OVERVIEW

2,000 SF neighborhood bar and grill with approx 10,625 SF of property.

PROPERTY HIGHLIGHTS

- Established Neighborhood Concept
- Well Maintained Bar And Grill
- Onsite Parking
- Large Outdoor Component
- Great Street Presence On Harlem Avenue

Property Details & Highlights

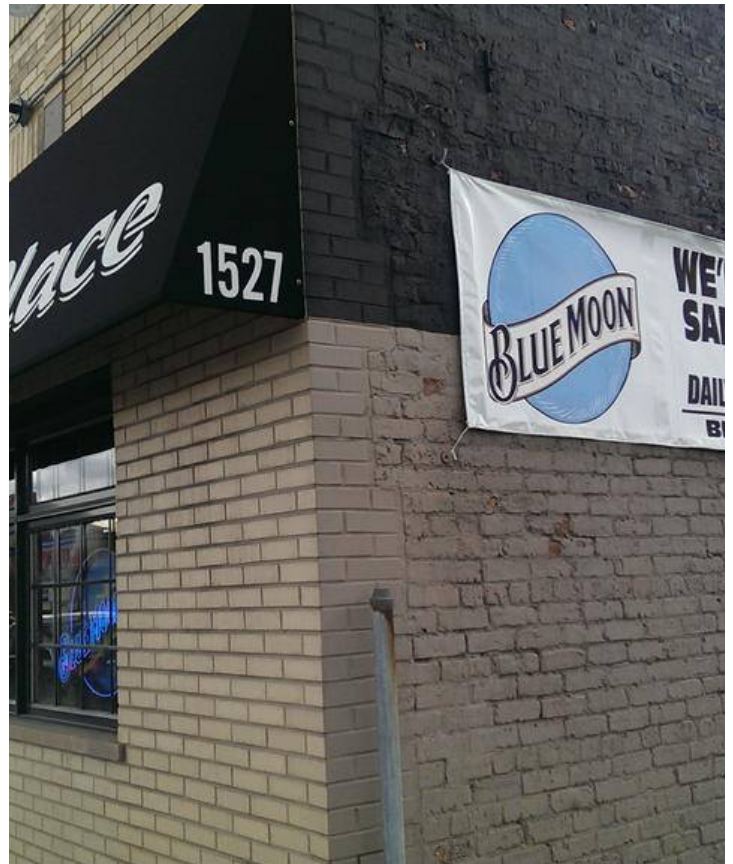
Property Name:	R's Place Tavern and Property
Property Address:	1527 S Harlem Avenue, Forest Park, IL 60130
Property Type:	Retail
APN:	15242160330000
Lot Size:	0.0 AC
Building Size:	2,000 SF
Zoning:	C
Rail Access:	N/A
Year Built:	1978
Number of Stories:	1

PROPERTY OVERVIEW

2,000 SF neighborhood bar and grill with approx 10,625 SF of property.

LOCATION OVERVIEW

Forest Park is a suburb of Chicago which is located approximately 10 miles west from Chicago's downtown loop area. Forest Park, combines the unlimited resources of an urban setting with a small town sense of community, making it an exceptional place in which to live, work and do business. Many young professionals have migrated to the area for affordably housing, great schools with the ability to easily access the City.



SALE HIGHLIGHTS

- Established Neighborhood Concept
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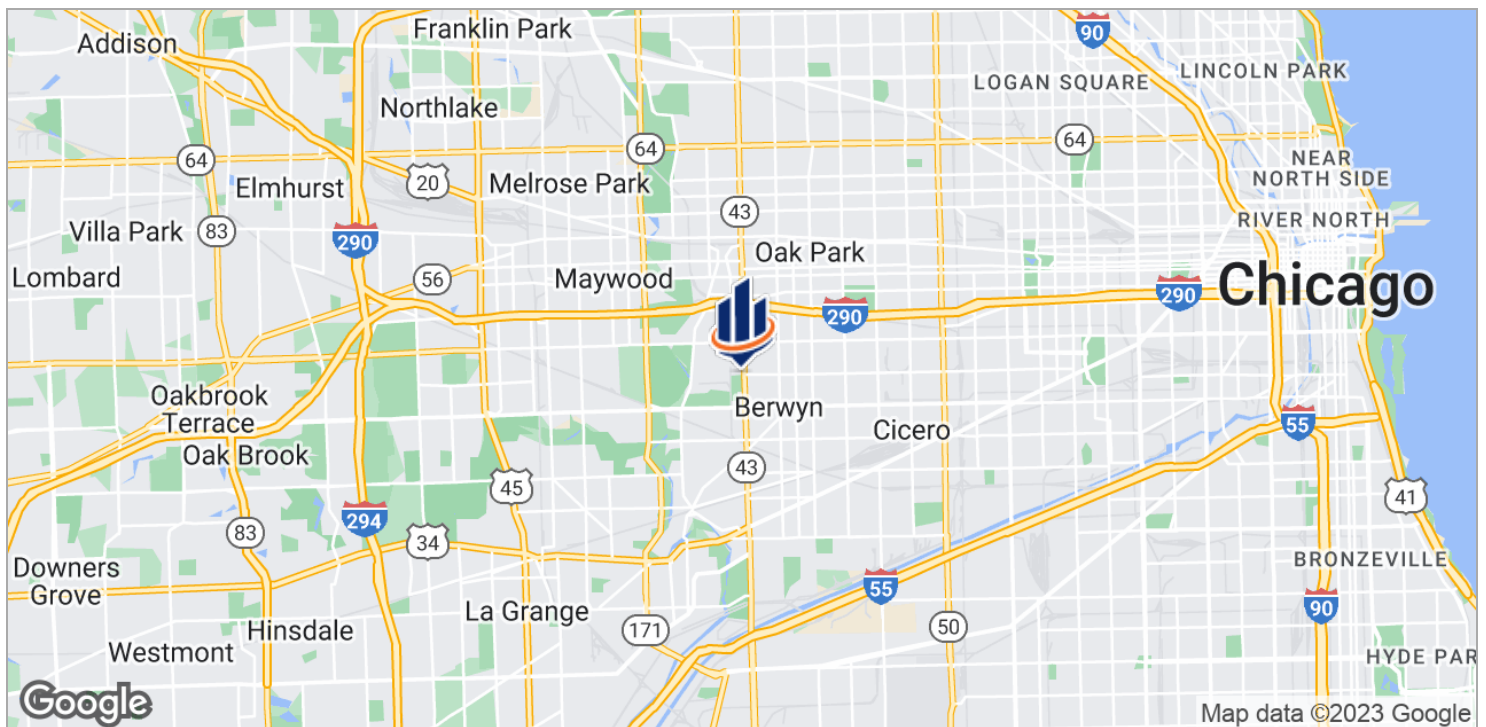
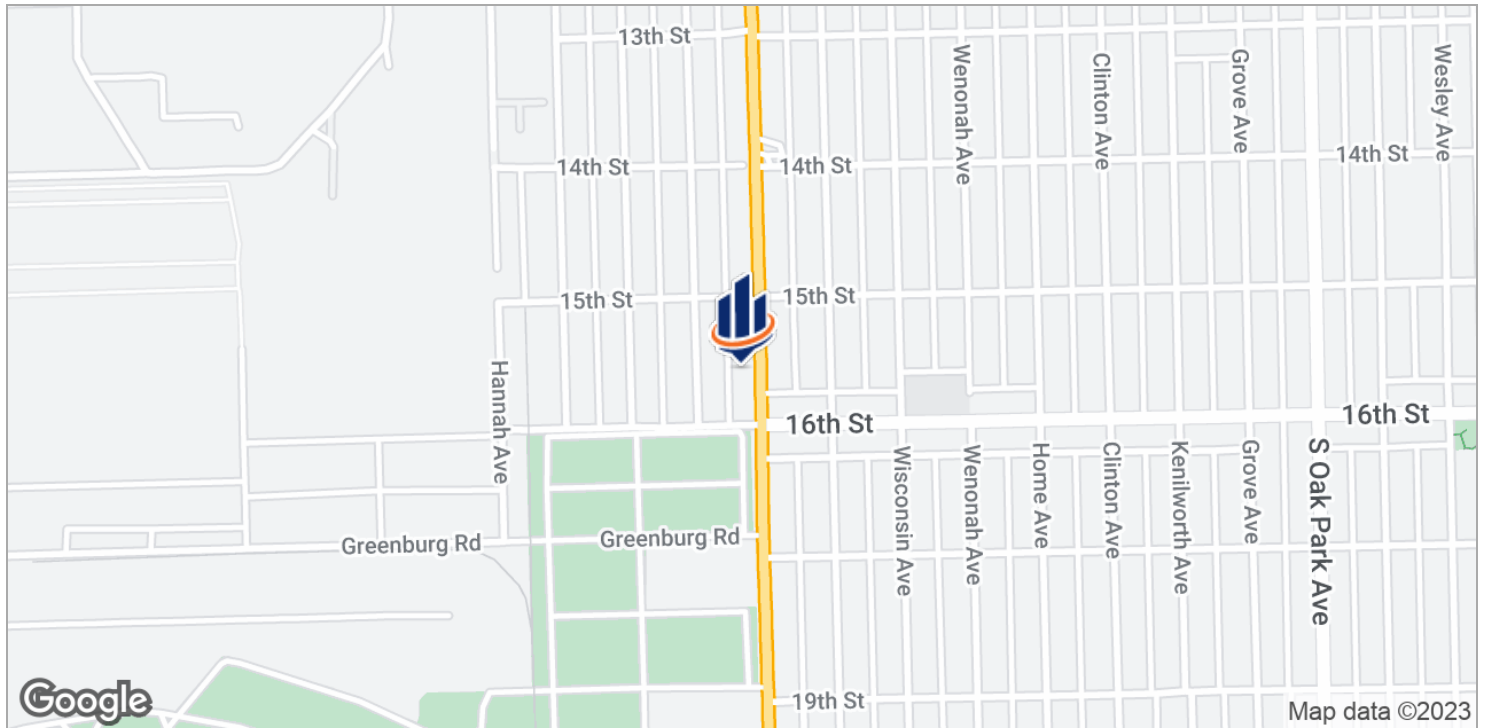
	<i>R Place Business and Property Sale Brochure</i>
LISTING BROKERS	Marcus Sullivan
BUSINESS TYPE	Bar/Restaurant
BUSINESS TRADE NAME	R Place
CORP/LLC NAME	RCR Inc.
BUSINESS ADDRESS	1527 South Harlem Avenue Forest Park, Illinois 60130
BUSINESS SALE AND PROPERTY PRICE	\$375,000
REAL ESTATE INCLUDED?	Yes
STOCK OR ASSET SALE	Asset Sale
BUSINESS LICENSES	Liquor and Food License in addition to an Outdoor Patio License
BUSINESS SIZE	Approximately 2,000 square feet on the ground floor plus a partial basement for storage, coolers and office space. The business benefits from a well appointed outdoor patio as well as onsite parking for 25
LEGAL OCCUPANCY	Legal Interior Occupancy is 99 with additional outdoor seating for 40
AREA	Forest Park
ACTUAL ZONING	B Zoning
PARKING	One site parking for 25. There is an existing lease that allows for additional parking for customer use in the lots directly to the North of the subject property. The monthly rental rate for the additional parking is \$300.00 per month. Please contact broker for additional information relating to the parking lot lease.
EXCLUSIONS	All security deposits as well as all food and liquor inventory are excluded. Please contact agent for a detailed asset list.
TYPE OF BASEMENT	Partial basement for refrigeration, storage and office use.
SHOWINGS	Twenty four hours notice and broker must accompany all showings during non business hours only. This is a confidential business sale please do not discuss with staff or customers.
BUSINESS DESCRIPTION	This fully improved Forest Park Bar/Restaurant location underwent a complete renovation ago and has been impeccably maintained. This 2,000 square foot location is fully equipped and can accommodate a number of different restaurant and bar concepts. A rare opportunity to take over a space that is truly turn key.
LOCATION DESCRIPTION	This business is located in the heart of Forest Park. Forest Park is located approximately 10 miles West of the City of Chicago.
DISCLAIMER	The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its correctness. All references to square footage and age are approximate.

Additional Photos

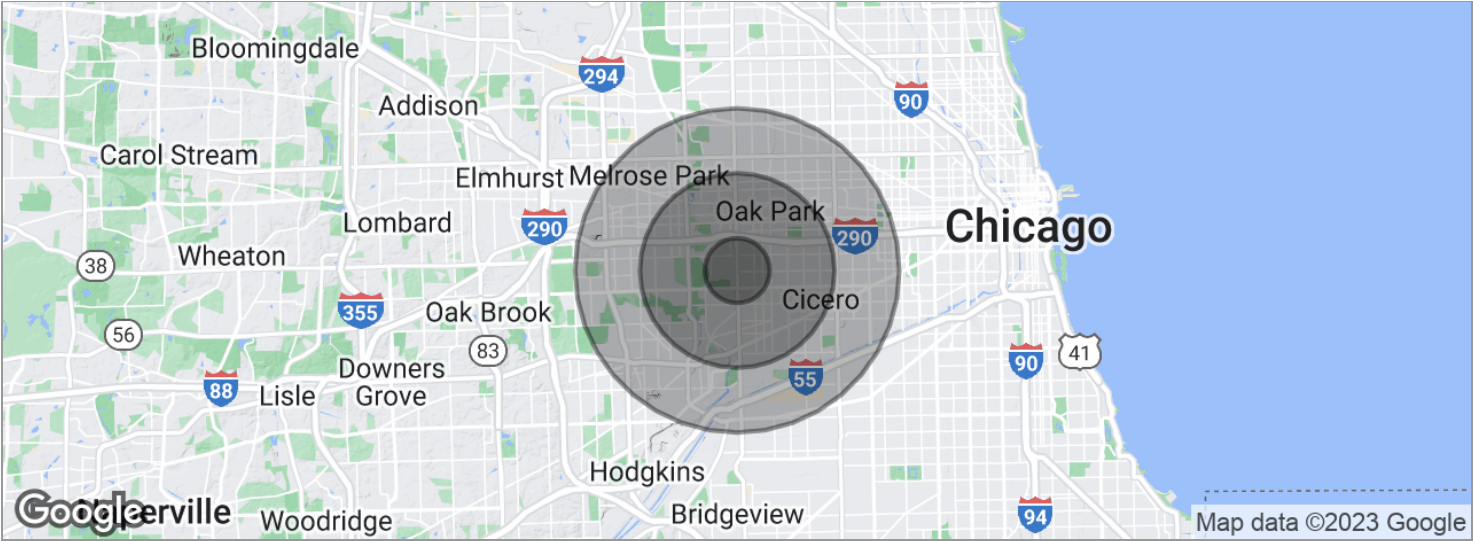




Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	26,353	253,024	678,900
Median age	33.3	34.6	34.0
Median age [Male]	31.4	33.4	32.5
Median age [Female]	35.1	35.7	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,303	92,152	233,011
# of persons per HH	2.8	2.7	2.9
Average HH income	\$65,675	\$76,818	\$66,690
Average house value	\$289,413	\$343,194	\$301,310

* Demographic data derived from 2020 ACS - US Census

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