



BRICK CITY TAVERN

2 W BUSSE AVENUE/34 S MAIN STREET
MOUNT PROSPECT, IL 60056

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Property Details & Highlights

Property Name:	Brick City Tavern
Property Address:	2 W Busse Avenue/34 S Main Street, Mount Prospect, IL 60056
Property Type:	Retail
Building Size:	6,200 SF
Zoning:	B5C
Rail Access:	Yes
Cross Streets:	Busse Ave/Main St
Number of Stories:	2

PROPERTY OVERVIEW

Fully equipped, +/- 6,200 SF, 2 level Sports Bar/Restaurant for sale with the opportunity to also purchase the real estate. Located in the heart of Mt. Prospect. Completely renovated in 2017 including a customized bar with 24 tap lines and a television media matrix. There is a 1,100 SF kitchen on the lower level, 5,100 SF on the main level with an occupancy of 250 and 1,100 SF on the 2nd floor accommodating an additional 45 guests which over looks the ground floor. Also a large sidewalk patio with an occupancy of 40 guests. Plenty of street and garage structure parking in the area.

LOCATION OVERVIEW

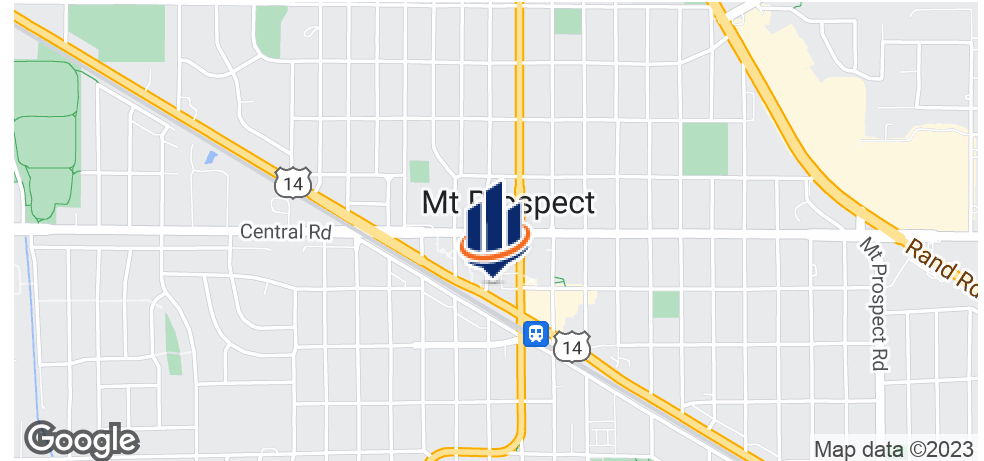
Incredible location in the heart of downtown Mt. Prospect, a northwest Chicago suburb and steps to the Union Pacific commuter Metra Station. This central district is a new development area termed to be the "Entertainment Triangle" of the neighborhood. The village recently approved the ordinance to allow video gambling and a new development is under way at the end of the block for a 73 unit residential complex, set for delivery in the summer of 2019. Phase II of the planned downtown re-development includes an additional 330 residential units and a mixed use property across the street. Mt. Prospect is a village in the Elk Grove and Wheeling townships in Cook County, Illinois, about 22 miles from downtown Chicago, 4 miles from Interstate I-90 and O'hare International Airport and accessible from all neighboring communities.



SALE HIGHLIGHTS

- Business for sale with the opportunity to purchase the real estate in the heart of downtown Mt. Prospect
- +/- 6,200 SF b-level Sports Bar with private banquet area upstairs
- Occupancy of 250 people downstairs, 45 upstairs and 40 on the sidewalk patio
- Ample street parking and garage parking in the area
- Extensive renovations in 2017
- Metra commuter train stop across the street
- Video gaming approved

Property Summary



OFFERING SUMMARY

Sale Price: \$225,000

Building Size: 6,200 SF

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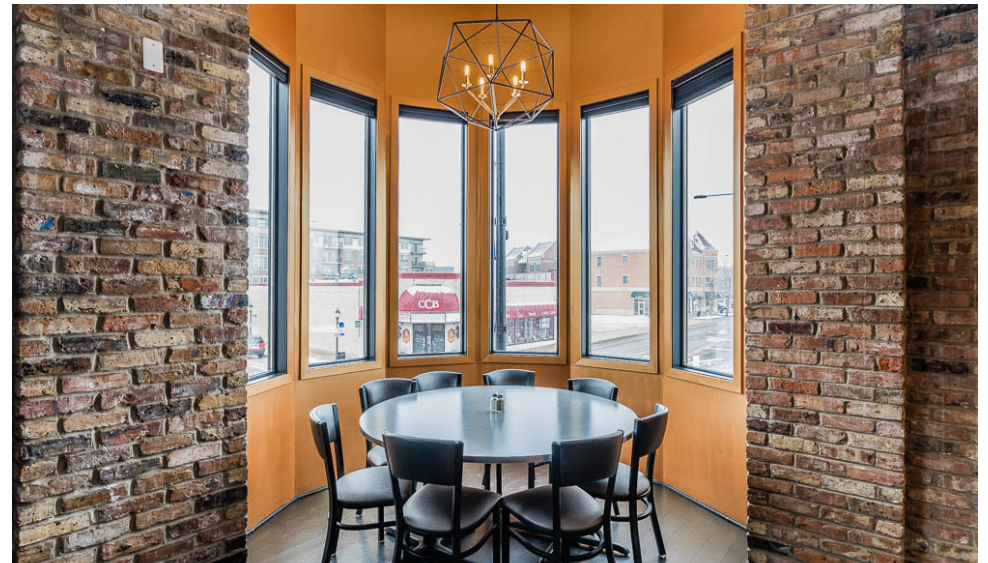
Zoning: B5C

Market: Northwest Suburbs

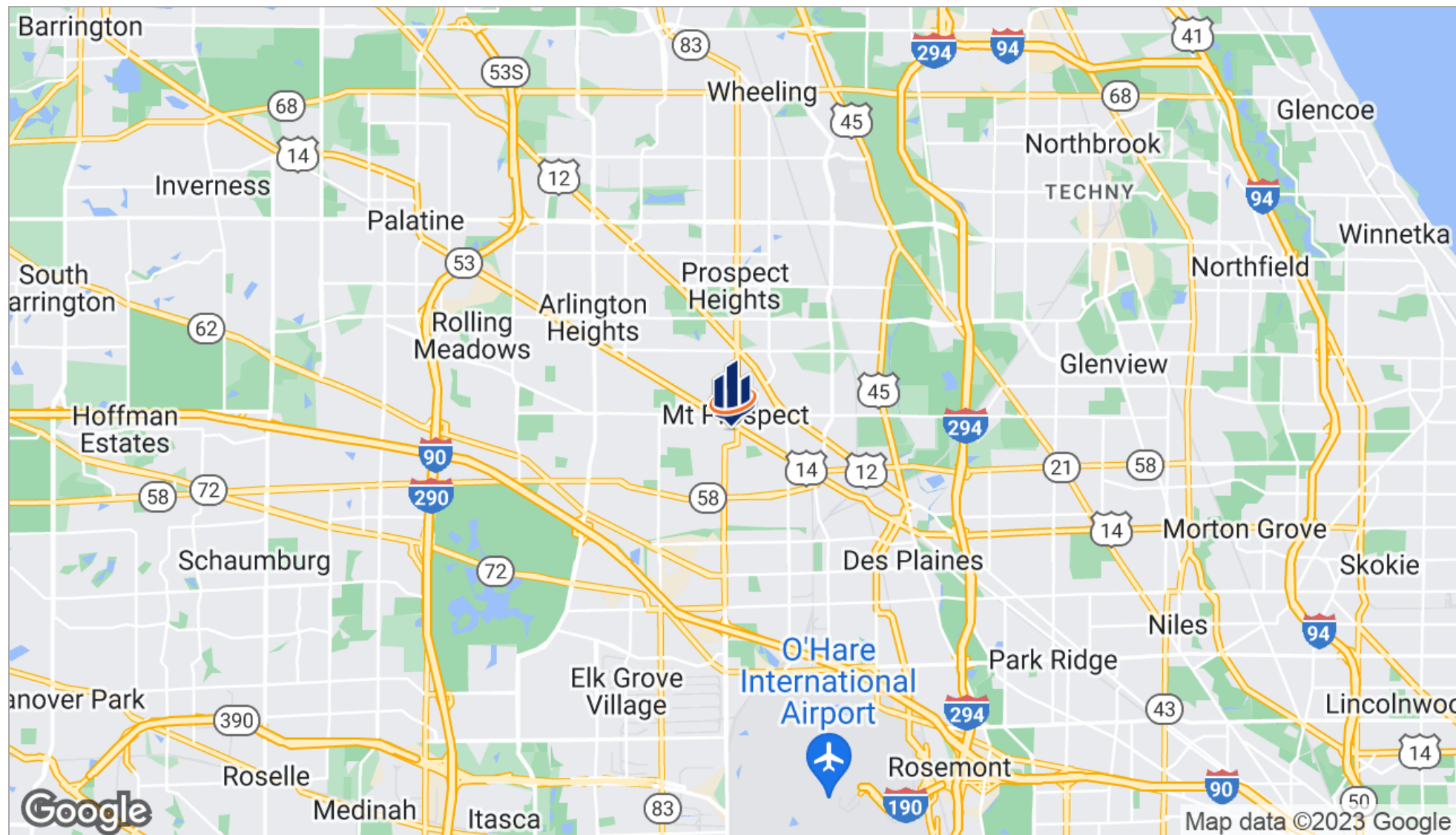
Submarket: Schaumburg

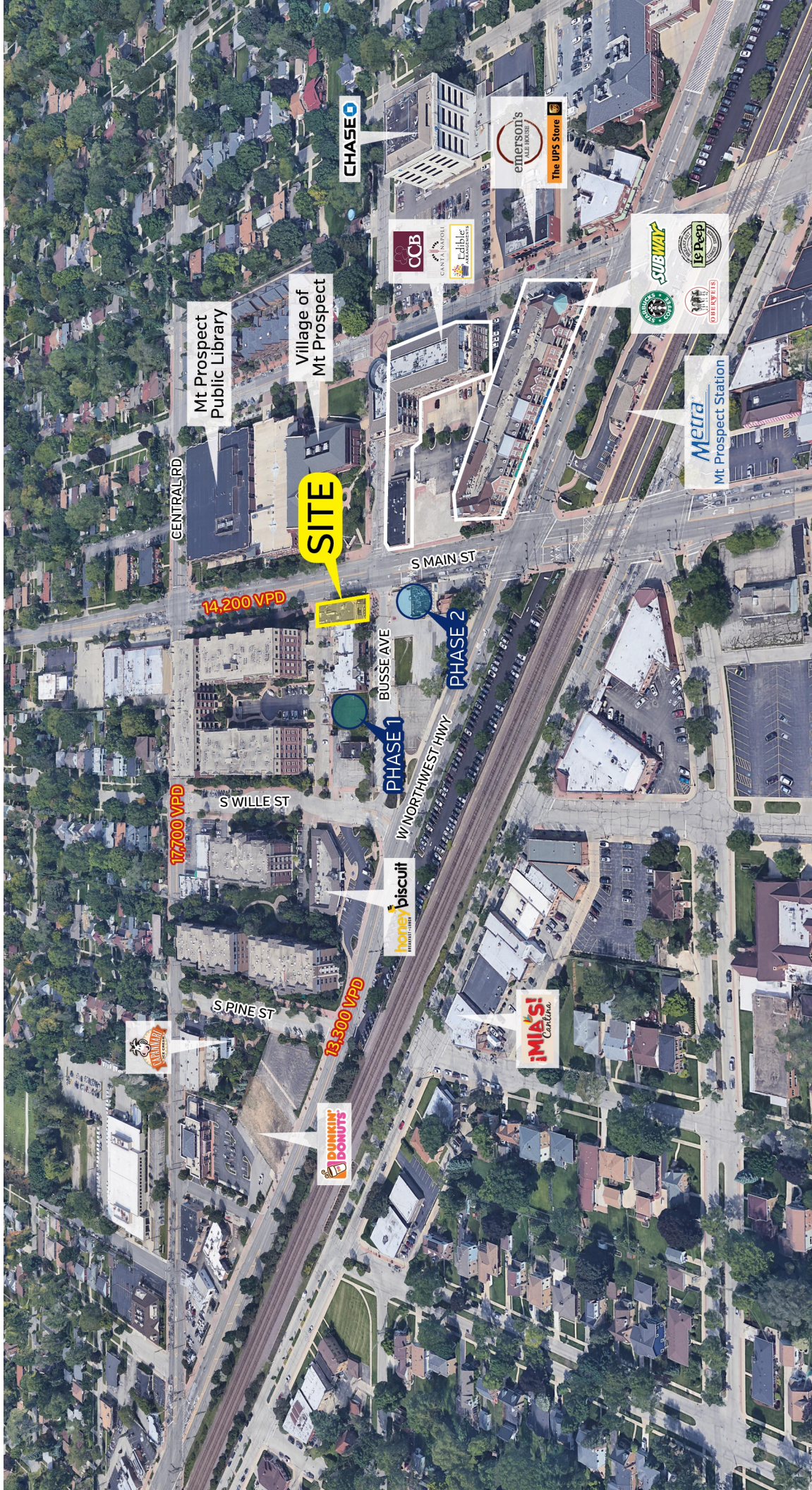
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Additional Photos



Location Maps







Brick City Tavern

2 W. Buses Ave./34 S. Main St.

Confidential listing. Please do not disturb employees or management.

BUSINESS TYPE	Sports Bar/Restaurant
BUSINESS TRADE NAME	Brick City Tavern
BUSINESS ADDRESS	2 W. Busse Ave. and 34 S. Main St. Mt. Prospect, IL 60056
BUSINESS SALE PRICE	\$225,000
REAL ESTATE INCLUDED?	Real Estate is available for sale separately. Please ask agent.
STOCK OR ASSET SALE?	Asset Sale
BUSINESS LICESNSE(S)	Incidental Liquor, Retail Food, Sidewalk Patio
BUSINESS SIZE	+/- 6,200 SF
LEASE TYPE	Net
LEASE TERM	To be negotiated
LEASE OPTIONS	To be negotiated
BASE RENT	To be negotiated
LEASE ESCALATIONS	To be negotiated
PROPERTY TAXES	2017- \$48,469
SECURITY DEPOSIT	To be negotiated
LEGAL OCCUPANCY	250 on ground floor, 45 on 2nd floor and 40 on sidewalk patio
AREA / NEIGHBORHOOD	Northwest suburbs/Schaumburg
ACUTAL ZONING	B5C-Central
PARKING	Street and garage parking in the area

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 age and size are approximate.



ELECTRICAL SERVICE	See agent
TYPE OF BASEMENT	Full/Finished basement with huge kitchen, walk in coolers and plenty of storage
FF&E INCLUDED?	Asset list to be provided
CONFIDENTIALITY	Please direct all questions to Scott Reinish of SVN and do not disturb employees or management