

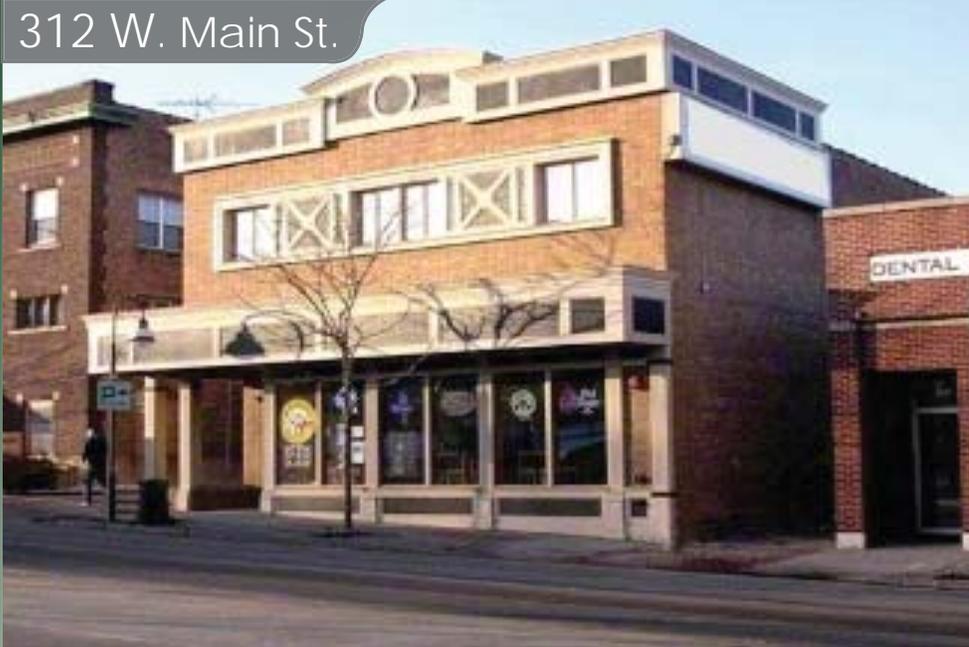
St. Charles - Chicago Western Suburb

BANK OWNED RESTAURANT/BAR REAL ESTATE AVAILABLE



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

312 W. Main St.



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	5,082	27,903	51,804
2011 Female Population	5,026	27,677	51,911
2011 Total Population	10,108	55,580	103,715
2011 Total Households	4,166	20,460	36,723
Housing			
2000 Total Housing Units	4,201	18,476	31,228
Income			
2011 Median Household Income	\$65,116	\$82,764	\$93,322
2011 Per Capita Income	\$34,835	\$40,054	\$40,915
2011 Average Household Income	\$84,519	\$108,808	\$115,555

Nearby Businesses

Copper Fox	Third Street Cucina
Home Brew Shop	Behive Tavern & Grill
Pub 222	Claudia's Closet

Highlights

Bank Owned Property! Two-story, brick building in the heart of Downtown St. Charles close to main shopping/dining/entertainment district. Formerly a restaurant/bar concept, however, building could serve for a variety of professional uses.

St. Charles

Nestled in the Fox River Valley and just one hour west of Chicago, Greater St. Charles bursts with natural charm. Cruise the Fox River aboard a paddlewheel riverboat or canoe. Experience the abundance of parks and trails, perfect for spring and autumn hikes, summertime picnics, winter snowshoeing and cross-country skiing. Dine along the river, applaud live theater performances, browse and buy in antique and boutique shops and appreciate our public art and architecture. Fortunate to boast 12 lodging and meeting facilities, 11 hotels offer splendid getaway options, from the Midwest's largest entertainment resort, Pheasant Run Resort, to the riverfront Hotel Baker, to a wide selection of select service hotels. For corporate and association groups only, the Q Center's amenities for meetings and training is unparalleled.

312 W. Main St. St. Charles, IL

Size	7,598 S.F. (Building) 5,880 S.F. (Lot)
Zoning	B-3
Price	\$799,000 (Real Estate Sale)



For additional information or to schedule a showing contact:

Smart Phone (QR Code)

Frank Trenholm

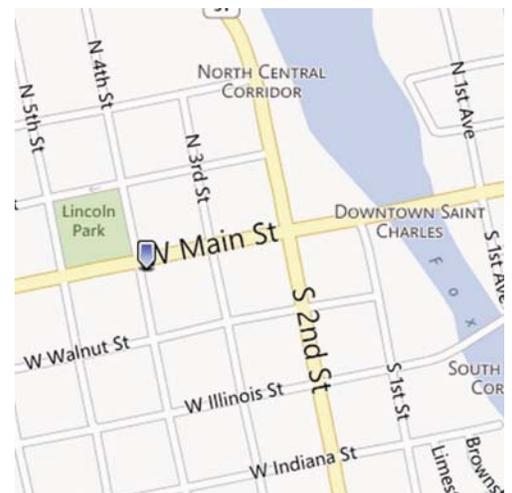
630.247.1099 or 312.575.0480 Ext. 16

Frank@kudangroup.com

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. F72 1-16-2013

Map

On west Main St. between 3rd & 4th streets.



LISTING INFO

Agent(s) Responsible	Frank Trenholm 630.247.1099
Is this Confidential?	No
Transaction Type	Real Estate
Type of Property	Restaurant
Sale or Lease	Sale
Real Estate included in price? Value?	Yes
Property Data	
Address	312 W. Main St.
City, Zip Code	St. Charles, IL
Area	Western Suburbs
County	Kane
Sale Price	\$799,000
Rental Rate	NA
Lease Type	NA
Lease Term	NA
Yearly Adjustment	NA
CAP Rate	NA
CAM & Insurance	NA
Security Deposit	NA
Taxes	
Building Type and Year Built	2 Story, brick building
# of Seats	
Stories	2
Square Feet	7,598 SF
Lot Size	5,880 SF
Parking	None
Zoning	B-3
Licenses	
A/C & Heat	Rooftop
Electric (amps)	220
Type of Roof & Age	Unknown
Type of Basement	None
Ceiling Heights	11'
Ward	
Alderman - Name and Phone Number	City Administrator's Office 2 E. Main Street St. Charles, IL 60174 cao@stcharlesil.gov (630) 377-4422
Nearby Businesses	Small retail stores
Property Description	2 story brick building
Location Description	Downtown St. Charles

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LISTING INFO

Cross Streets	Route 31 & North Ave.
Business Data	
Is the business currently operating?	No
Business Description	Restaurant/Bar
Year Established	2007
Years of Operation	4
Growth/Expansion possibilities	Good building for professional use.

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