

FOR SALE

2095 S KIRK ROAD
GENEVA, IL 60134

Restaurant Space Available!

ASKING PRICE: ~~\$1,799,000~~

6,400 SQUARE FEET

**PRICE JUST
REDUCED!
ASKING PRICE:
\$1,250,000**

Building Highlights:

- ▶ 109 parking spaces in private parking lot
- ▶ Roof replaced in 2021
- ▶ Originally built in 1995 as The Country House



ALL FF&E INCLUDED

Indoor seating capacity 118
Bar area seating capacity 45

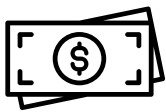
BONUS BASEMENT

Additional 1,500 SF
basement bonus space

OUTDOOR PATIO

Outdoor patio seating
capacity 57 overlooking
pond





Asking Price:
\$1,250,000



Square Feet:
6,400+/-



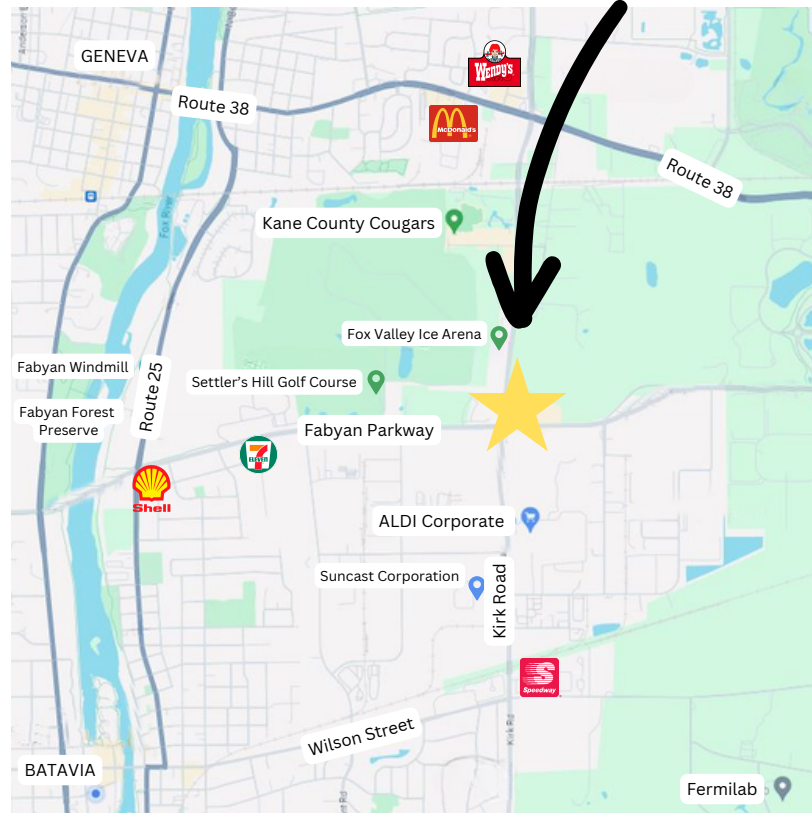
2018 Gross Revenue: \$2,263,254
2024 Gross Revenue: \$2,061,052

About The Property

2095 S Kirk Road is a free standing 6,400 square foot established restaurant building. Located on a corner lot with a traffic signal and heavy traffic count with high visibility along Fabyan Parkway and Kirk Road in Geneva. The Country House has been an established restaurant for over 25 years and offers ample parking, outdoor patio seating and is being sold with all furniture, fixtures and equipment included!

This amazing investment opportunity is an optimal space for a restaurant, event venue or brewery!

LOCATION



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

MARKET SUMMARY

IDOT TRAFFIC COUNT:
KIRK ROAD
31,700/day

IDOT TRAFFIC COUNT:
FABYAN ROAD
23,600/day

DEMOGRAPHICS
5 Mile Radius:
131,870

DEMOGRAPHICS
10 Mile Radius:
627,529

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