

# 1031 Station Drive

**CAPITAL**

**COMMERCIAL**

REAL ESTATE BROKERAGE

Oswego - IL

**Donna Ballentine**

Principal Broker

Direct: 847-254-1215



## Oswego's Premier Bar/Restaurant Destination BUSINESS FOR SALE WITH IN-PLACE LEASE

### Property Summary

**Available Space:** 2,692 Square Foot Fully Fixtured Bar/Restaurant For Sale | Turn-Key

**Terms:** SUBJECT TO OFFER | includes New Build Out and FF&E October 2024t

**In-Place Lease:** \$21 NNN plus \$7.50 Tax and CAM

**Highlights:**

- Generous Outdoor Covered Patio
- Expansive Bar
- Contemporary Design and Aesthetic
- Buildout, Fixtures and Equipment NEW in October 2024
- Sale of Business Due to Recent Passing of Operating Partner

### FOR SALE INFORMATION:

**Donna Ballentine** | Principal Broker  
Direct (847) 254-1215  
Donna@CapitalCommercialRE.com

**Jeff Shilkaitis** | Principal Broker  
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Jeff@CapitalCommercialRE.com

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Capital Commercial Real Estate Brokerage,  
114 N Washington - Suite 6, Naperville, IL

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