

PRICE REDUCTION



**SALE**

# Turnkey Bar & Grill with Second-Floor Apartment

**9401 S ROBERTS RD**

Hickory Hills, IL 60457

**PRESENTED BY:**

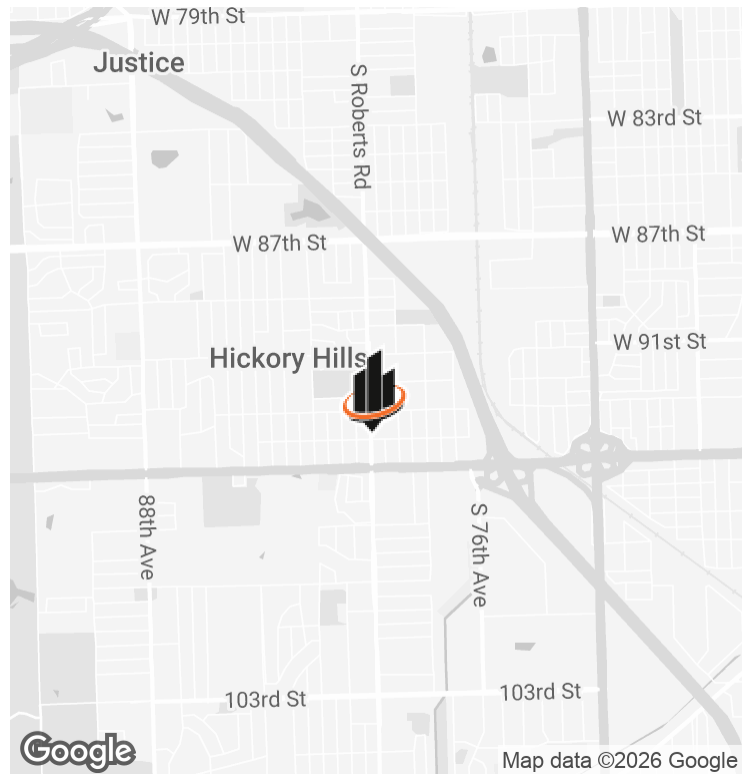
**KAREN KULCZYCKI, CCIM,  
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$775,000
<b>NUMBER OF UNITS:</b>	2
<b>LOT SIZE:</b>	0.3 Acres
<b>BUILDING SIZE:</b>	+/-3,700 SF
<b>PIN:</b>	23-01-303-008; -016-0000

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a turnkey bar & grill with video gaming income and a 2nd floor residence located at 9401 S. Roberts Road in Hickory Hills, Illinois. With abundant double lot parking, full kitchen with black iron infrastructure, full bar and gaming areas, new roof in 2025, and a basement, this property offers the perfect investment opportunity for a local restaurateur or national casual dining operator. The property boasts high-visibility frontage with pylon signage on Roberts Road (18,700 VPD). The 2nd floor consists of a 3-bedroom, 1.5-bathroom apartment with a living room, office, and fireplace, and storage for additional income.

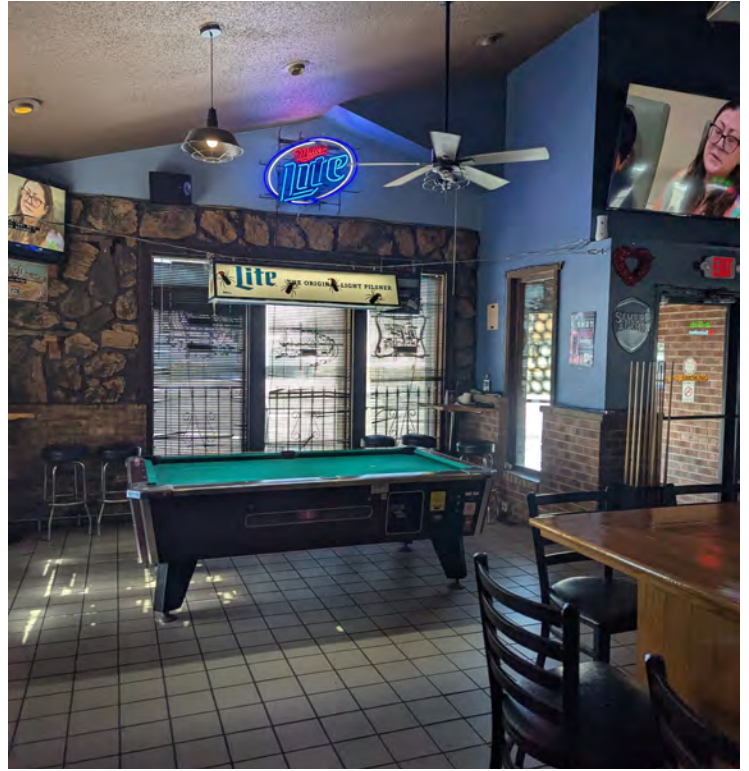
## PROPERTY HIGHLIGHTS

- ±3,700 SF Turnkey Gaming Bar & Restaurant on 0.3 AC
- Abundant Parking | Full Kitchen | Basement Storage
- Pylon Signage on Roberts Road (18,700 VPD)
- 2nd Floor Apartment 3B/1.5B with Living Room & Fireplace

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## BAR & RESTAURANT PHOTOS



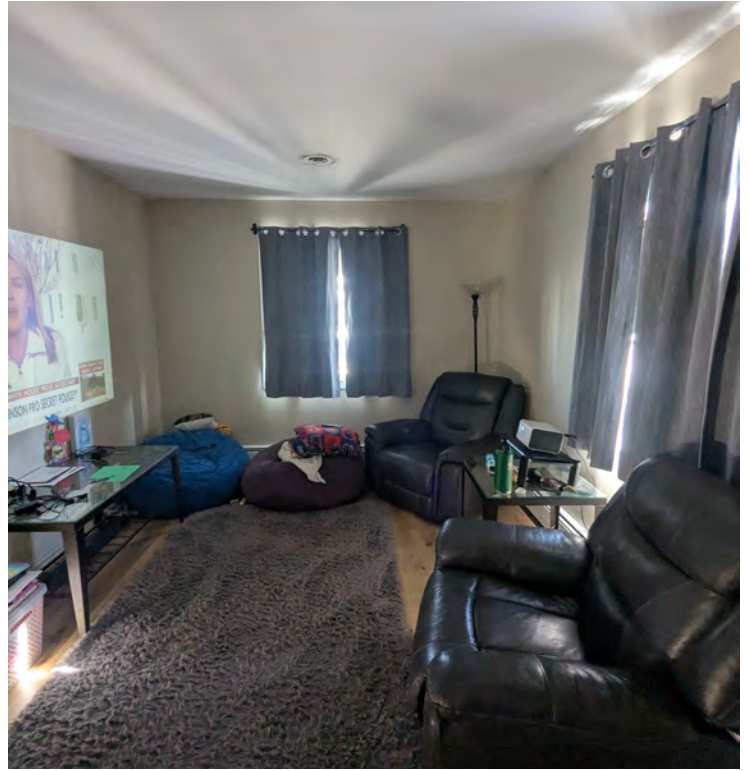
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# APARTMENT PHOTOS



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## EXTERIOR PHOTOS



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# PROPERTY AERIAL



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# RETAILER & TRAFFIC AERIAL



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SECTION 1  
Financial  
Analysis

## RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
2nd Floor	3B/1.5B	900 SF	24.32%	\$17.33	\$15,600.00	MTM
<b>TOTALS</b>		<b>900 SF</b>	<b>24.32%</b>	<b>\$17.33</b>	<b>\$15,600.00</b>	
<b>AVERAGES</b>		<b>900 SF</b>	<b>24.32%</b>	<b>\$17.33</b>	<b>\$15,600.00</b>	

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# INCOME & EXPENSES

## INCOME SUMMARY

## TURN KEY BAR & GRILL + APARTMENT | MIXED-USE OPPORTUNITY

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VACANCY COST	\$0
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GROSS INCOME	\$15,600
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## EXPENSES SUMMARY

## TURN KEY BAR & GRILL + APARTMENT | MIXED-USE OPPORTUNITY

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TAXES (2024)	\$11,870
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OPERATING EXPENSES	\$11,870
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NET OPERATING INCOME	\$3,730
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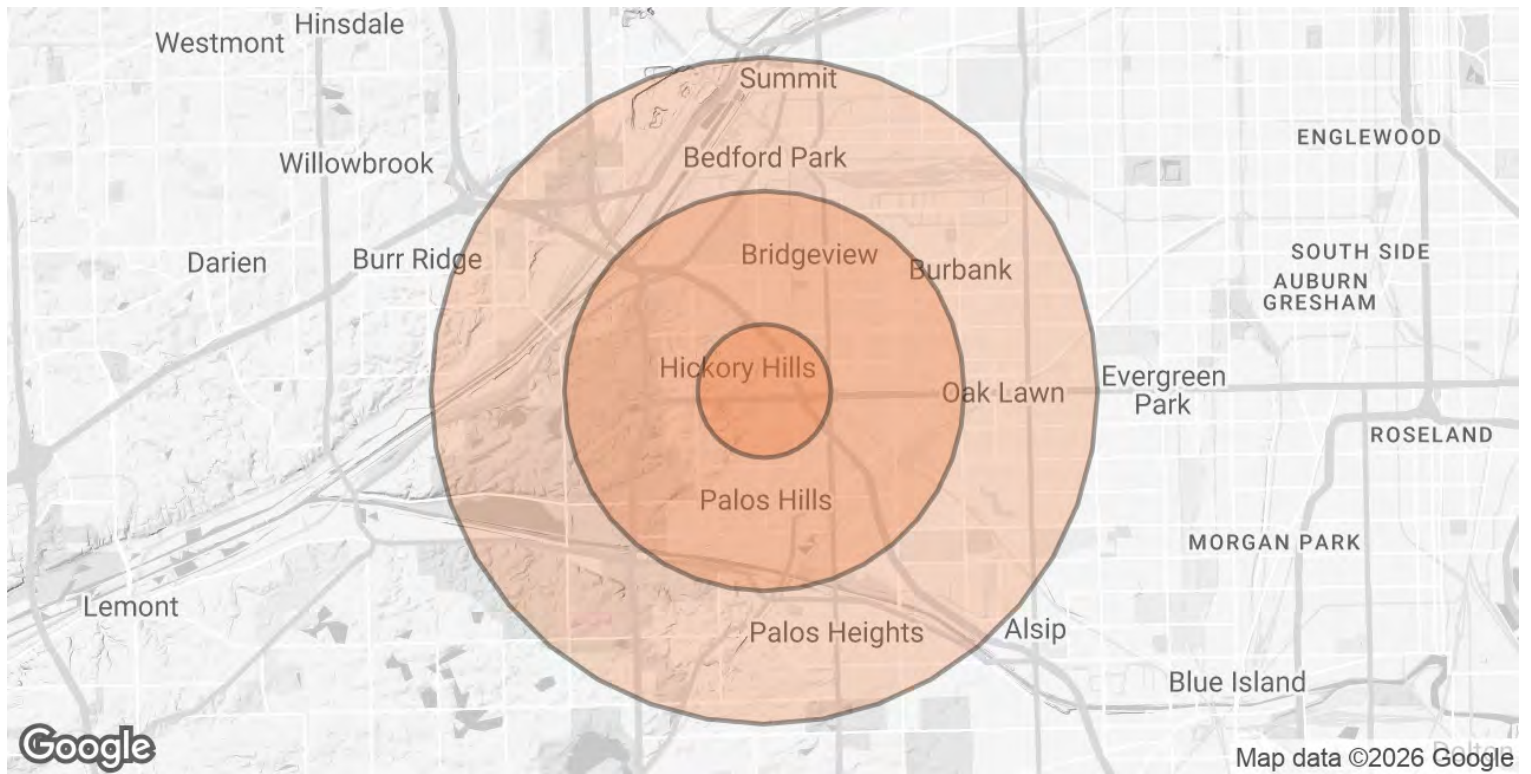
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	13,378	112,111	245,735
<b>AVERAGE AGE</b>	39	41	41
<b>AVERAGE AGE (MALE)</b>	39	40	40
<b>AVERAGE AGE (FEMALE)</b>	40	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,921	41,742	91,786
<b># OF PERSONS PER HH</b>	2.7	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$95,129	\$91,478	\$101,126
<b>AVERAGE HOUSE VALUE</b>	\$296,661	\$269,673	\$291,215

Demographics data derived from AlphaMap

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