

FOR SALE

Florio's Italian Restaurant
1540 Carlemont Drive
Crystal Lake, IL 60014



PROPERTY SPECIFICATIONS

Real Estate and 2,700 SF Restaurant	
Serving	Dinner
Association Dues	\$972 / Month
Seating	90 Guests
Equipment	See Attached List
Revenue Summary	April 30, 2025-December 31, 2025 \$686,245
Restaurant Built	2025
Furnishings & Equipment	High End, New and Included
Ownership	Willing to Assist During Transition
Zoning	B-2 General Business
Taxes 2024	\$8,228
PIN	19-18-479-024



OFFERING PRICE: \$1,275,000

Financials Available NOA Requested

**BERKSHIRE
HATHAWAY
HOMESERVICES**

**STARCK
REAL ESTATE**

COMMERCIAL DIVISION

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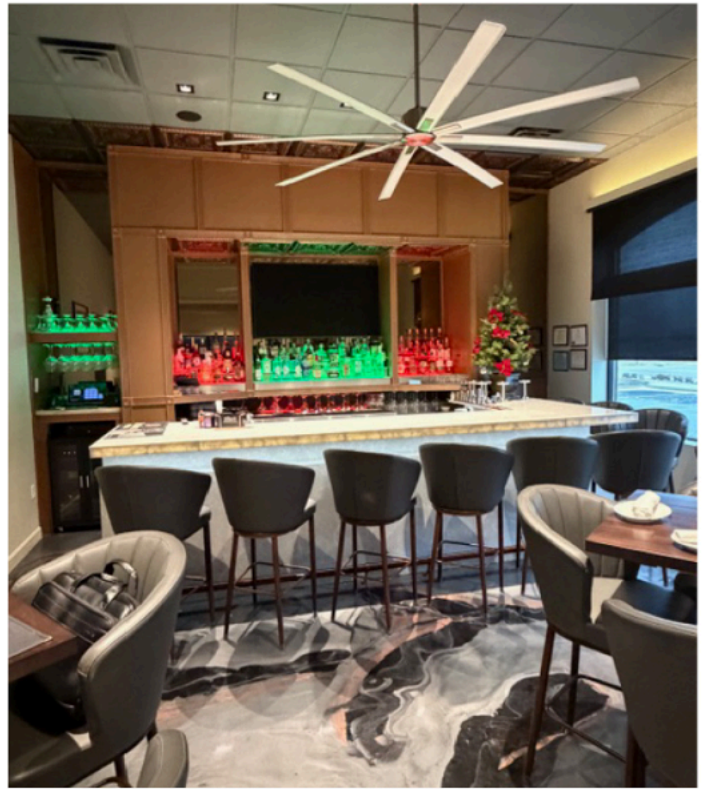
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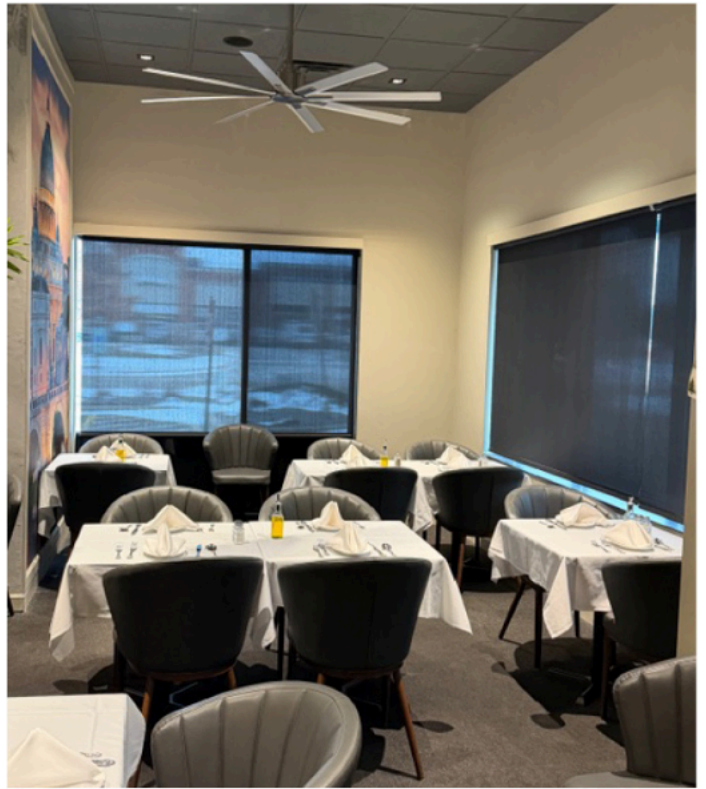
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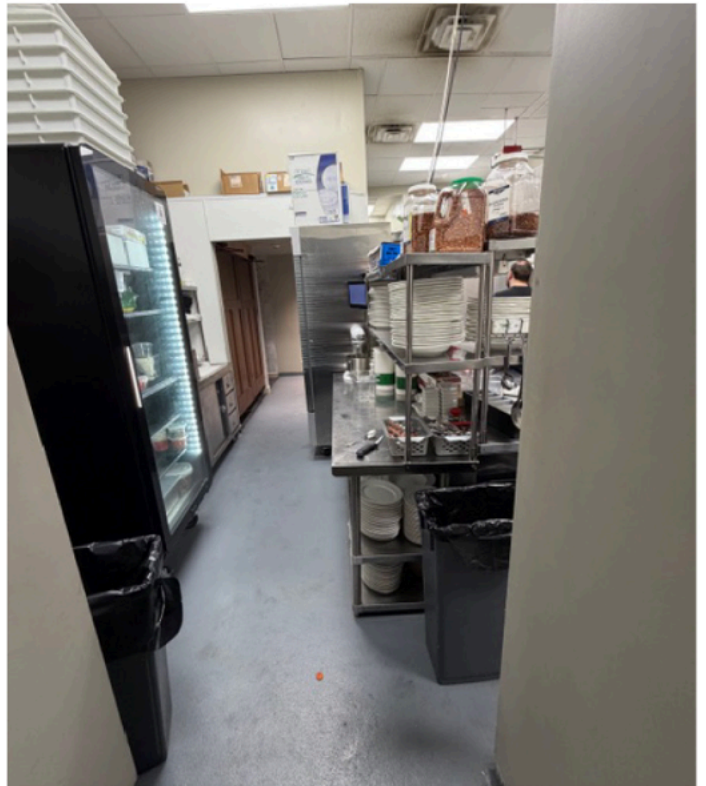
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EQUIPMENT LIST

KITCHEN

1	WALK IN COOLER		
1	DOUBLE DOOR UPRIGHT FREEZER		
1	SINGLE DOOR UPRIGHT FREEZER		
1	BOX FREEZER	36"	
1	TRUE ICE MACHINE & STORAGE BIN		
1	GLASS DOOR UPRIGHT REFRIDGERATOR		
1	BAY MARIE COUNTER FRIDGE		
2	SALAD PREP COUNTER REFRIDGERATO	48"	
1	TRUE REFRIDERATOR WORK TABLE	72"	
1	2 DRAWER REFRIDERATOR STAND	36"	
1	10 BURNER DUAL OVEN VULCAN RANGI	60"	
1	CPG GAS GRILL	36"	
1	VULCAN SALAMANDER	36"	
2	MICROWAVES		
1	ARCOBALENO DUAL COMPARTMENT SELF FILLING PASAT B		
1	54" 4 DECK PEERLESS PIZZA OVEN		
2	SERVIT FOOD WARMERS		
2	SLIDING DOUBLE DOOR STAINLESS WORK TABLES		
1	72" PICK UP TABLE W/ OVERHEAD SHELVES		
2	ROLLING STAINLESS CARTS		
1	15' STAINLESS HOOD & VENTILATION W/ ANSUL SYSTEM		
1	HEATED MAKE UP AIR UNIT		
1	48" PREP SINK		
2	18" STAINLESS WORK TABLES		
1	COUNTER KITCHEN AID MIXER		
1	HOBART FLOOR STAND MIXER		
1	KITCHEN HAND SINK		
1	3 COMP DISHWASHER SINK		
1	ECOLAB DISHWASHER W/ SIDE TABLES & SINK		
1	STAINLESS MOP SINK		
	PANS AND COOKWARE		
	TOAST SYSTEM		
	4 PRINTERS		
	3 TERMINAL SCREENS		
	4 HAND HELDS		
	DINING ROOM		
	11 30X30 WALNUT FINISH TABLES		
	15 36X36 WALNUT FINISH TABLES		
	3 30X30 WALNUT FINISH HIGH TOP TABLES		
	90 GRAY LEATHER BUCKET CHAIRS		
	22 GRAY LEATHER BUCKET BAR STOOLS		
	3 GRAY LEATHER BANQUETT SEATS		
	HOST STAND		

	DISHWARE & SILVERWARE GLASSES					
	1 FULL SERVICE STATION W/ SINK AND ICE BIN W/ SODA GU					
	1 BAR SERVICE GUN W/ICE BIN					
	90" 3 GLASS DOOR BAR COOLER					
	GLASS CHILLER					
	3 COMP BAR SINK					
	HAND SINK					
	2 SPEED RAILS					
	SOUND SYSTEM					
	65" FLAT SCREEN TV					
	84" BAR CEILING FAN					
	3 65" DINING ROOM CEILING FANS					
	2 ARTIFICIAL POTTED PALMS					
	POWER WINDOW SHADES					

