

FOR SALE/FOR LEASE

Silver Flash Restaurant

Free Standing with Drive-Thru

American Style Restaurant or Bring Your Own Concept

14547 S. Kedzie Avenue~Posen, Illinois 60469

LARGEST CASINO OPENING IN THE IMMEDIATE AREA



Description:

- Brand new, free standing 2,150 sq. ft. restaurant with drive-thru
- Brick block construction
- Seats 75, plus 35 in the outdoor patio
- 50's style restaurant, looks like a Johnny Rocket's motif with ceramic tiles, white & red throughout with red leather booths, chairs & restaurant stools
- Two bathrooms with handicapped access
- Kitchen and kitchen preparation area with walk-in cooler
- Large wait station
- Large ceramic counter with restaurant red stools and dining area
- 100 amp & 200 amp service
- Large hot water tank
- Central heating and air conditioning; two roof mounted units; 10 tons and 7.5 tons
- 18,750 sq. ft. lot with 40 parking spaces
- Outdoor patio with black iron fence, large metal shed to keep the outdoor furniture & a large enclosed wood fence for two disposal units
- Presently run as a established breakfast-lunch restaurant concept call "The Silver Flash Restaurant" with average sales of \$1,000 per day
- The reason it's for sale—owners own a large distribution business and cannot be there, so it's presently run as absentee owners
- This is a great place for a family operation or a national concept like Popeye's, Jimmy John's, Subway, etc.
- Potential for a liquor license and poker machines
- Hot location near 147th Street and Kedzie and Interstate 57
- Major national tenants nearby
- Excellent for any retail concept

Owned and operated by NRT LLC. The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a lease, Lessee is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Lessee's intended use of the property.



Coldwell Banker Commercial NRT | 1225 W. 22nd Street, Suite 130 | Oak Brook, IL 60523

Nick DiBrizzi

1.888.317.7721

nick.dibrizzi@cbexchange.com

Silver Flash Restaurant

14547 S. Kedzie Avenue

Posen, Illinois 60469

<u>Type of Business:</u>	American Style Restaurant
<u>Business Name:</u>	Silver Flash
<u>Business Form:</u> (Corporation, etc.)	Silver Flash Restaurant
<u>Years Established as Present Owner:</u>	5 years
<u>Size of Building:</u>	Free standing 2,150 sq. ft. with drive-thru
<u>Size of Property:</u>	150'x125' or 18,750 sq. ft.
<u>Seating:</u>	75, plus 35 in the outdoor patio
<u>Parking:</u>	40 +/-
<u>Hours:</u>	7:00 am - 5:00 pm
<u>Menu:</u>	American
<u>Real Estate Taxes 2011:</u>	\$22,424 Note: 2012 Real Estate Taxes have been reduced to \$11,424
<u>PIN #:</u>	29-12-109-019-0000 29-12-109-022-0000 29-12-109-023-0000 29-12-109-024-0000
<u>Zoning:</u>	B12-F
<u>Gross Sales:</u>	\$1,000 per day average
<u>Asking Price:</u>	\$299,500; possible seller financing with 30% down
<u>Lease:</u>	\$2,500 per month, triple net lease or \$14 per sq. ft. Two month's deposit, one month rent to a qualified tenant

Owned and operated by NRT LLC. The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a lease, Lessee is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Lessee's intended use of the property.

Coldwell Banker Commercial NRT | 1225 W. 22nd Street, Suite 130 | Oak Brook, IL 60523



Nick DiBrizzi
888.317.7721
nick.dibrizzi@cbexchange.com

Silver Flash Restaurant

14547 S. Kedzie Avenue

Posen, Illinois 60469



Owned and operated by NRT LLC. The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a lease, Lessee is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Lessee's intended use of the property.

Coldwell Banker Commercial NRT | 1225 W. 22nd Street, Suite 130 | Oak Brook, IL 60523



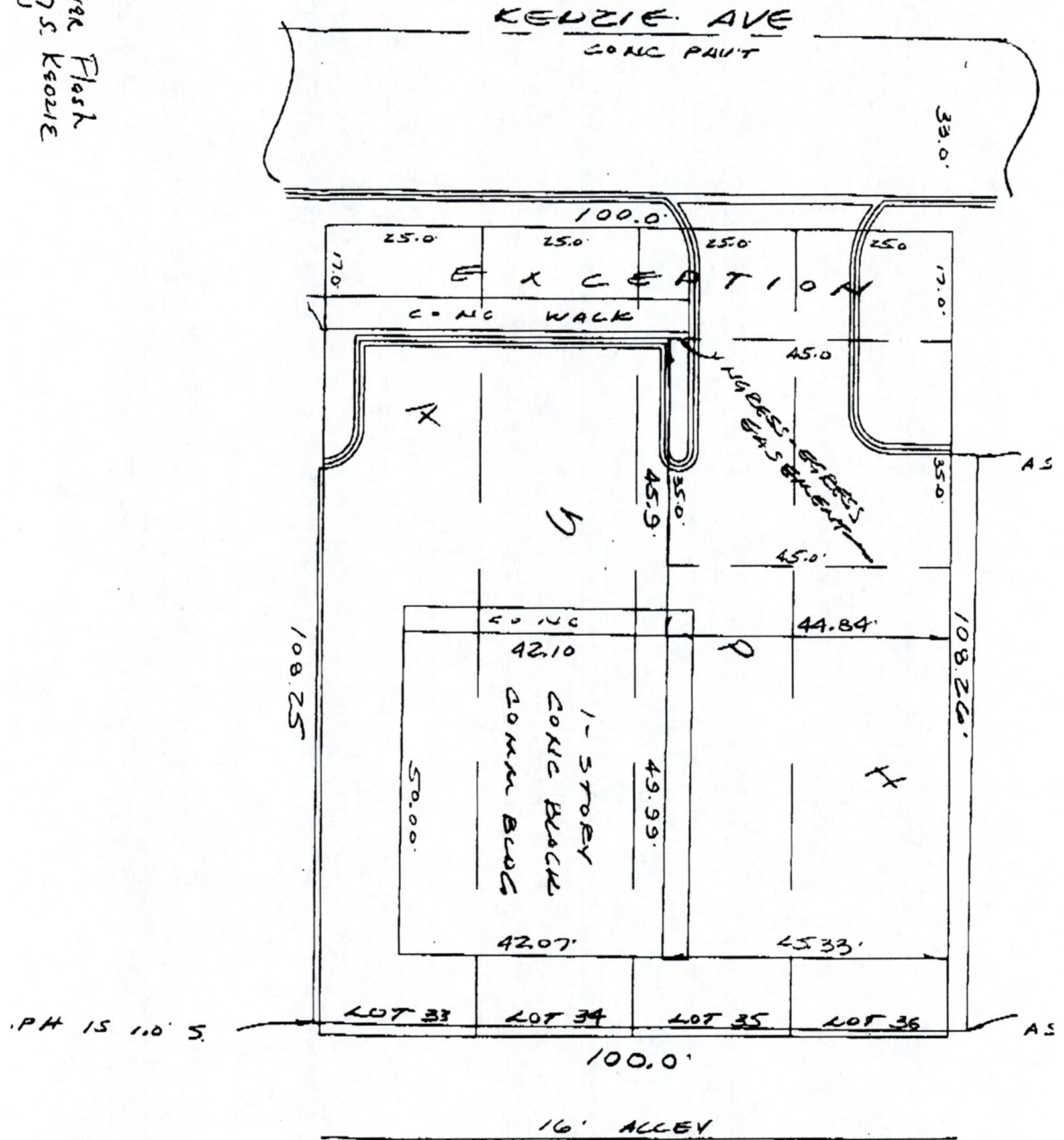
Nick DiBrizzi
888.317.7721
nick.dibrizzi@cbexchange.com

Silver Flash Restaurant

14547 S. Kedzie Avenue

Posen, Illinois 60469

Silver Flash
14547 S. Kedzie
Posen



Owned and operated by NRT LLC. The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a lease, Lessee is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Lessee's intended use of the property.

Coldwell Banker Commercial NRT | 1225 W. 22nd Street, Suite 130 | Oak Brook, IL 60523



Nick DiBrizzi
888.317.7721
nick.dibrizzi@cbexchange.com