Lease Or Lease To Own Fully-Equipped Restaurant & Bar Downtown Roselle, IL - Roselle Commons!

"Rare Turnkey Space - Move-In Ready - Can Also Purchase The FF&E For $80,000 - The Multi-Tenant Building Is Also Available To Lease Or Lease To Own"

Listing Summary: Offers an inviting atmosphere in a prime location, making it a highly-desirable spot for dining, drinks and large gatherings.

An attractive build-out with upgraded finishes. And a flexible multi-level layout.

Features a full bar, large open dining area, high ceilings with exposed ductwork, expansive windows, cool concrete floors and more. Also, private dining rooms and event spaces that can accommodate groups ranging from 8 to 300 guests - ideal for birthdays, showers, rehearsal dinners, weddings or business gatherings. Plus, 2 garage doors that open to its spacious fenced-in sidewalk patio. In addition to a professional-grade kitchen with 18ft hood, walk-in coolers and much more.

Bring your concept here! This amazing space is adaptable to a wide range of dining concepts from casual to upscale including a breakfast place, an urban eatery, tavern, sports bar, gastropub, cantina, trattoria, chop or steak house, entertainment venue and more.

Plus, the furniture, fixtures and equipment (FF&E) are also available for an additional price of $80,000 or the landlord can have it removed. The multi-tenant building (total of two buildings) that houses this restaurant space is also available for lease or lease to own!

Feel free to stop by the location first. If interested, please email Brian O'Kelly at Brian@eatz-associates.com or call 847-579-9641 and Ted Aretos at Ted@eatz-associates.com or call 815-761-8334 for more information. Showings by appointment only.

Location: Prime corner retail space in Roselle Commons, a thriving neighborhood plaza that boasts great signage, high visibility, easy access and ample parking.

Along with Dini's Ice Cream & Boba, Elite Fitness Training, Fire Burrito, Great Clips, Maple Leaf Coffee Roasters, Maxi Mma-Jiu-Jitsu-Kids, Maximus Muay Thai & Fitness, Payless Tobacco & Liquor, Synergy Blends, The Cat House, Top Nails and more. Also, across from a large Ford dealership!

Perfectly situated on Irving Park Rd, a high-traffic east-west corridor with over 17,000 vehicles per day. Strategically positioned in the heart of Roselle's vibrant downtown business district. Close to local businesses, public transit and surrounded by a vast residential area. Plus, just minutes from I-390 and I-290.

Also, across the street from Metro 19, a new $80 million dollar transit-oriented development (TOD) project currently under construction between Roselle Commons and

the Roselle Metra Station. Metro 19 includes 6,800 sqft of commercial space along with 297 luxury apartments and an attached 5-story parking garage with 540 parking spaces, bringing hundreds of new residents within walking distance of this restaurant!

Metro 19 is part of Roselle's significant downtown revitalization efforts aimed at enhancing its appeal and functionality for residents and visitors alike. Also, part of this plan is actively attracting new businesses to the downtown area, as well as transforming their municipal campus into 3 distinct public spaces: Petal Plaza, Petal Porch & Petal Promenade, developing a new state-of-the-art library at 233 E. Maple Ave and redeveloping a 7-acre parcel at Roselle Rd and I-390 for new residential housing. These initiatives too will drive more consistent foot traffic into the heart of Roselle, further supporting the area's growth and long-term vibrancy!

Year Established: (Space For Lease)

Lease Information: Lease or lease to own. Lease the space for $16,000/mth modified gross. Landlord will sign a new 5-or 10-year lease with options.

Property Information: The multi-tenant building (total of two buildings) that houses this restaurant space is also available for lease or lease to own. Property class C. Zoning C (Commercial).

Square Feet: 9,053.

Seating: 300 Inside & 50-60 Outside (Possible To Add More Seating).

Days/Hrs of Operation: (Space For Lease).

Owners Role: (Space For Lease).

Of Employees: (Space For Lease).

Training: (Space For Lease).

Gross Sales: (Space For Lease).

Cash Flow/SDE: (Space For Lease).

Value of FF&E: Option to purchase the FF&E for $80,000 (Valued at $200,000).

Value of Inventory: (Space For Lease).

Seller Financing Available: (Space For Lease).

Reason for Selling: Available.

Competition/Market: Rare turnkey space. Move-in ready. All major infrastructure in place. Available for immediate use!

Ideal end cap unit. High foot and vehicle traffic. Close to the Metra station and a dense (and growing) commercial and residential area in downtown Roselle. Also, an area of high household incomes and significant consumer spending.

Growth & Expansion: Roselle is in the midst of a major downtown revitalization project that will enhance the market for restaurants such as this and service-oriented businesses, as well as drive future customer growth.

Also, this space is eligible for a gaming license to generate additional income!