

27045 W. Grass Lake Rd., Antioch, IL

\$375,000



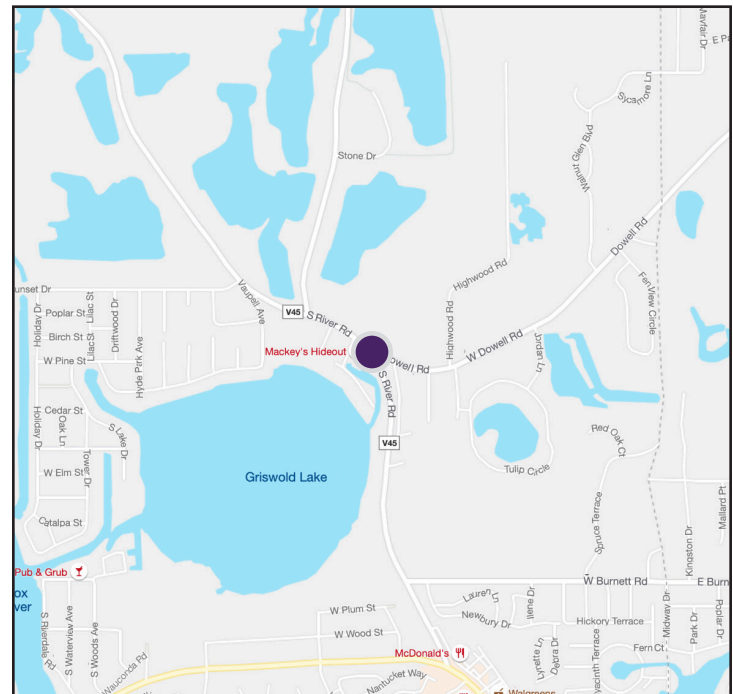
Property Highlights

- 4,500 SF single tenant restaurant with a lease through 2026
 - Restaurant includes gaming machines
- Gross annual income after CAM reimbursement is \$45,384
- Net income approx. \$37,539
- Great opportunity for investor
- Land area approx. 44,400 SF
- Good access to Metra Commuter Rail stations
- Nearby businesses include World Wind Motors Sports, Inland Harbor Marina & Citgo Service Station
- Taxes (2019): \$6,926

Property Overview

A 4,500 square single tenant restaurant on Grass Lake Road in Antioch, IL is available for sale. The property is leased through 2026 and includes a gaming license (poker machines). The gross annual income of the business after CAM reimbursement is \$45,384. The net income is approximately \$37,539. There is good access to Metra Commuter Rail transportation. This property has great potential for an investor. Nearby businesses include World Wind Motors Sports, Inland Harbor Marina & Citgo Service Station.

The Village is located in the northern part of Lake County, bordering the Wisconsin State Line, approximately fifty miles northwest of the City of Chicago.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	1,450	21,457	86,375
Households	616	8,887	31,208
Average Income	\$66,237	\$62,338	\$70,167

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