

## For SALE or LEASE

### *RESTAURANT 2,880 SF Fully Equipped*

Turn-Key freestanding restaurant built in 2005. Located on busy Route 12 near downtown Richmond. Fully loaded kitchen including pizza oven, fryer, working hood, grease trap and walk in cooler. See full list of equipment. Restaurant seats 76. Parking for 13 (extra parking across street). Excellent visibility on Route 12 with monument signage. Owner will consider financing to a qualified buyer. Business is closed. Ideal for a full blown pizza operation.



#### PROPERTY SPECIFICATIONS

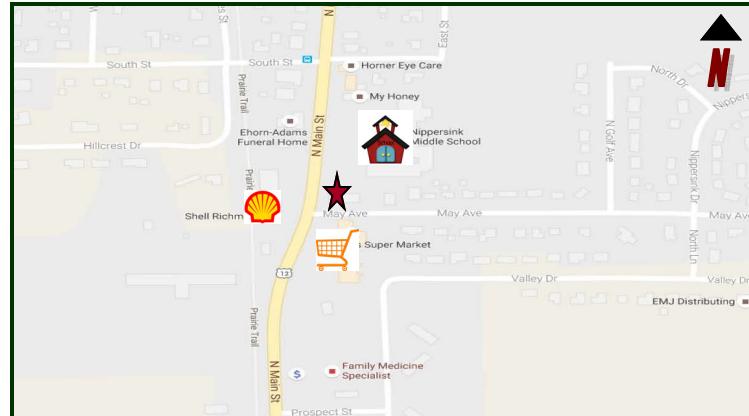
Description:	Freestanding Restaurant
Building Size:	2,880 SF
Land Size:	17,025 SF (both lots)
Year Built:	2005
HVAC System:	GFA/ Central A/C
Electric:	400 Amp
Sprinklered:	No / Alarm on Site
Washrooms:	2 Handicap Accessible
Floors:	Tile
Ceiling Height:	10'
Possession:	Negotiable
Parking:	13 + extra lot across street
Sewer/Water:	City
Zoning:	GB (General Business)
Real Estate Taxes:	\$11,434.54 (2015)
CAM:	Tenant pays Snow & Lawn
Lease Term:	3+ years
Lease Price	\$3,200/mo. Modified Gross
<b>Sale Price:</b>	<b>\$483,000</b> Including All Equipment

Loopnet: S:19908756  
L:19908777

MLS: (Retail) 09301673  
(Business) 09301723

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$89,977	\$87,253	\$87,286
Population	1,598	8,161	21,547

**TRAFFIC COUNTS:**  
Route 12 (N. Main Street) 12,700 vehicles per day

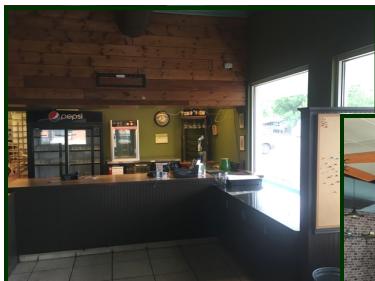


**Directions:** Route 12 into Richmond, south of downtown Richmond, Next to Nippersink Middle School.

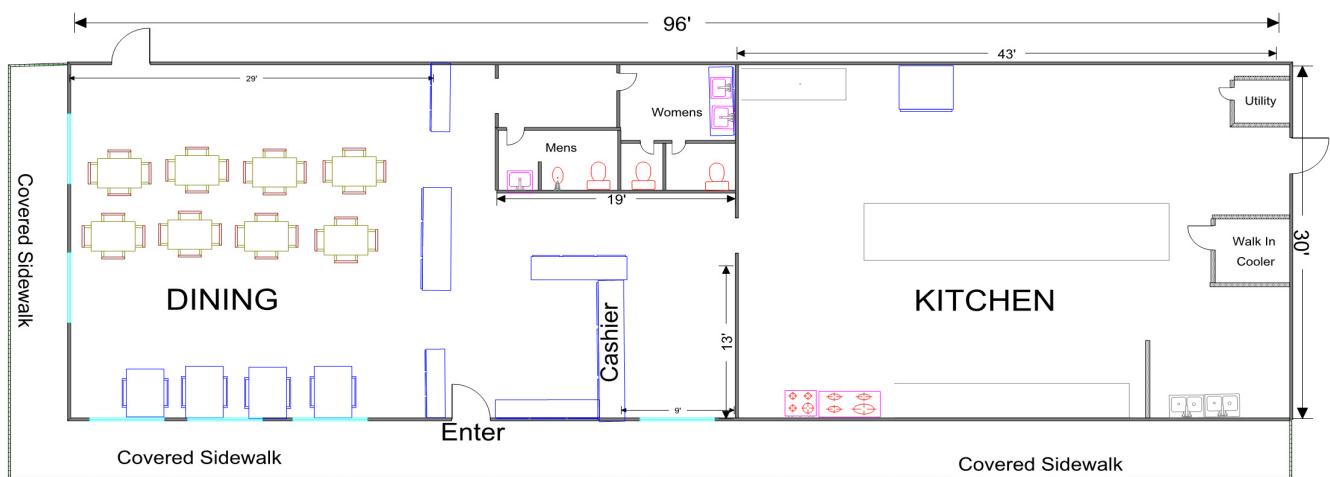
**PIN:** 04-16-201-007,002

August 1, 2016

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*



MAIN STREET (ROUTE 12)



PARKING

**Inventory List  
10004 N. Main Street (Route 12), Richmond, IL**

**Kitchen Equipment**

1 4' Stainless Prep Table w/Bottom Shelf  
2 1' H x 4'W Aluminum Racks  
5 Hanging Wire Racks  
10 6' Wire Shelving Racks  
1 7' Rolling Cart  
1 6' Rolling Cart  
1 3' Rolling Cart  
1 FLAV-R-SAVOR Holding Cabinet Model FSDT-1  
1 DANBY Designer Holding Cabinet  
1 BEVERAGE AIR Condiment Cooler Stand w/ Cooler Underneath  
1 BEVERAGE AIR Upright Freezer Model KF24-AS  
1 IMPERIAL 4-Burner Professional Gas Stove w/ Oven (stainless)  
1 Stainless Steel Steam Table w/ 6 Stainless pan & 1 Perforated Stainless Pan  
1 FISH Pizza Oven with 4 8' Trays  
1 AMANA Microwave 1000 w Model RCS10DA  
2 EPCO Heater Proofer Cabinets Model HP7A-LX  
1 BEVERAGE AIR Freezer Model KF74-5AS  
1 BEVERAGE AIR Pop Cooler Model B848  
8 Soda Pumps  
1 Electric Hot Dog Cooker  
Extra Cooler Wire Racks for Coolers & Freezers  
1 MOYER DIEBEN 501HT-70m2 Dish Washer  
2 Carbon Dioxide Tanks  
1 HOBART Stand Mixer & Parts Model H600T  
1 NORLAKE Walk-In Cooler FTR01509-26L59317  
1 ANETS Dough Roller Model MDR6-C

**Misc. Kitchen**

4 Large Plastic Cheese Shakers  
12 Small Plastic Pepper Flake Shakers  
18 4 Quart Plastic Measure Cups w/ Lids  
4 Spice Shakers  
1 Large Plastic Pitcher - 2 qt.  
17 12" Deep Dish Pizza Pans  
17 16" Deep Dish Pizza Pans  
13 14" Deep Dish Pizza Pans  
12 Large White Bus Pans w/ lips  
13 1.62 qt. Clear Plastic Condiment Container  
12 Medium Stainless Condiment Containers w/ Lids  
12 Large Stainless Condiment Conatiners w/Lids  
1 XL Steel Pot w/ Lid PAA-24  
1 XL Metal Colander  
1 Large Steel Pot w/ Lid PAA20  
1 Food Scale  
3 Round Fry Baskets  
1 3 3/4 qt. Metal Pot  
3 5 qt. Metal Pots  
3 Large Plastic Cutting Boards

### Misc. Kitchen continued

1 3 3/4 qt. Metal Pot  
3 5 qt. Metal Pots  
3 Large Plastic Cutting Boards  
2 Larger Metal Wisks  
3 Small Metal Wisks  
2 Pizza Pan Grabbers  
3 Large Rubber Scrapers  
1 Large Metal Spoon  
1 Large Slotted Metal Spoon  
2 Metal Scoops  
2 Small Roller Pizza Cutters  
1 Flat Funnel  
1 Bag Stapler  
2 Small Thermometers  
1 Wooden Rolling Pin  
1 Circle Dough Cutter on Plastic Cutting Board  
25 Stainless Table Forks  
29 Stainless Table Knives  
20 Stainless Soup Spoons  
2 Plastic Silverware Trays  
37 Glass Salt & Pepper Shakers  
8 Plastic Table Cheese Shakers  
10 Glass Table Cheese Shakers  
6 Plastic Silverware Cups  
7 Tableside Pizza Servers  
6 Large WINCO Oval Serving Trays  
1 Med. Mesh Strainer  
6 Small Stainless Condiment Pans  
2 Large Metal Ladles  
3 Med. Metal Ladles  
2 Small Metal Ladles  
1 Large See-Saw Pizza Cutter  
4 Wooden Pizza Paddles  
17 Large Pizza Pans  
1 Metal Pizza Paddle  
16 XL Jelly Roll Baking Sheets  
1 Large Cooling Rack  
2 11.62 Litre Clear Plastic Bins  
4 Clear Plastic Bins  
12 2 qt. Glass Pitchers  
57 Glass Beer Mugs  
39 China Dinner Plates  
23 China Platters  
30 China Pasta Bowls  
45 Black Plastic Food Serving Baskets  
6 3 Gallon Clear Plastic Containers w/ Lids  
6 Boxed 9 qt. TRAMONTINA Chaffing Dishes

## **Dining Room**

- 1 Wooden Table
- 2 Stools
- 21 Table Top Pizza Elevating Racks
- 42 Glass Large Wine Glasses
- 18 Glass Small Wine Glasses
- 1 Plastic Condiment Rack
- 1 HOSHIZAKI Ice Maker
- 2 Dining Room Trash Can Cabinets
- 3 Wooden Booster Chairs
- 4 Wooden High Chairs
- 2 Folding Serving Tray Holders
- 1 Countertop Wine Glass Rack
- 1 BEVERAGE AIR Beer Tapper Model DD50
- 1 TRUE Ice Cooler Model T-24-GC
- 7 5-Light Dining Room Chandeliers
- 12 Single Light Dining Room Chandeliers
- 12 Wood Dining Tables
- 48 Dining Chairs / Wood and Metal
- 7 Wood Booth Tables
- 5 Double Booth Benches - Padded Wood
- 4 Single Booth Benches - Padded Wood
- 2 Wooden Armed Slatted Benches
- 1 Hall Tree Coat Rack
- 10 Framed w/Glass Pictures
- 5 4' Dia. Plastic Picnic Tables
- 22 Plastic Picnic Chairs
- 3 Ceiling Fans
- 5 5' Heavy Duty Floor Mats

## **Cashier Station**

- 1 Fire & Theft Alarm Model MS5024
- 3 NORTEL Newworks Phones Model AO993448
- 2 WYSE Modems Model X150SE
- 4 FLO Flat Screen Monitors - Model N10051
- 1 SENTRY Safe
- 1 HP Computer Tower
- 1 HP Printer
- 1 WHOZ CALLING Caller ID
- 1 CISCO Modem Model SD208
- 2 Cash Drawers
- 1 VERIFORE Credit Card Scanner
- 4 Electric Order Receivers STAR TSP700

## **CLEANING AND BATHROOM**

- 1 Water Heater
- 2 Large Rubbermaid Garbage Cans
- 2 Fire Extinguishers
- 1 Heavy Duty Rubbermaid Mop Bucket
- 1 MULTICLEAN Electric Floor Scrubber
- 2 Large Push Brooms
- 1 Large Squeegee on Pole
- 1 DIRT DEVIL Bagless Vaccuum
- 2 Scrub Brushes on Handles
- 2 Baby Changing Stations
- 2 Stainless Steel Hand Towel Dispensers
- 2 Bathroom Trash Cans
- 2 Plastic Hand Towel Dispensers