

**SALE**

# Fuel Wilmette Business Sale

**1222 WASHINGTON CT.**

Wilmette, IL 60091

**PRESENTED BY:**

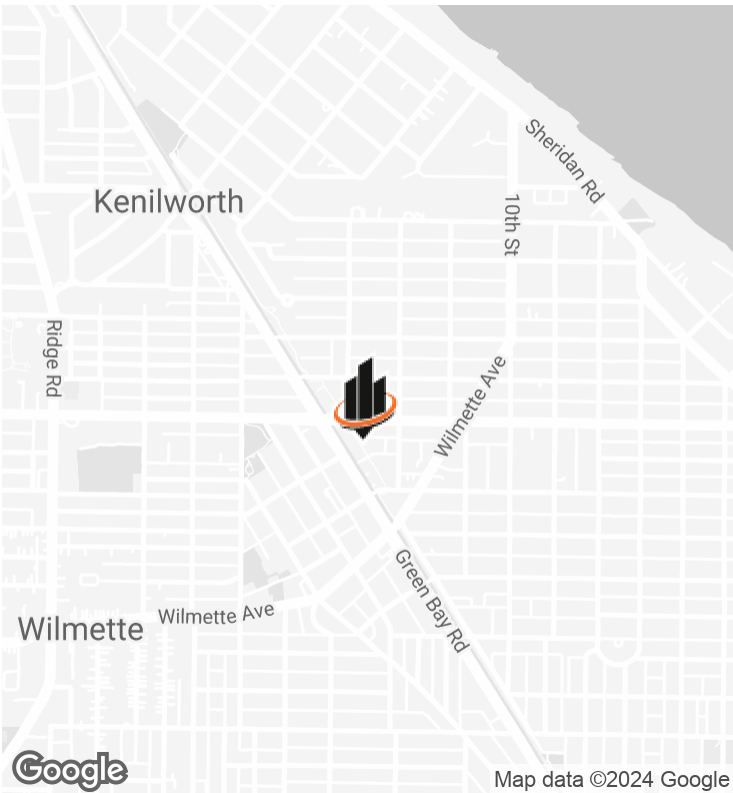
**JIM MARTIN**

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BUSINESS SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$175,000
BUILDING SIZE:	1,500 SF
PRICE / SF:	\$116.67
YEAR BUILT:	2009
LEASE TYPE:	Gross
GROSS RENT:	\$5,275/Month
ZONING:	C
MARKET:	Northern Suburbs
SUBMARKET:	Wilmette

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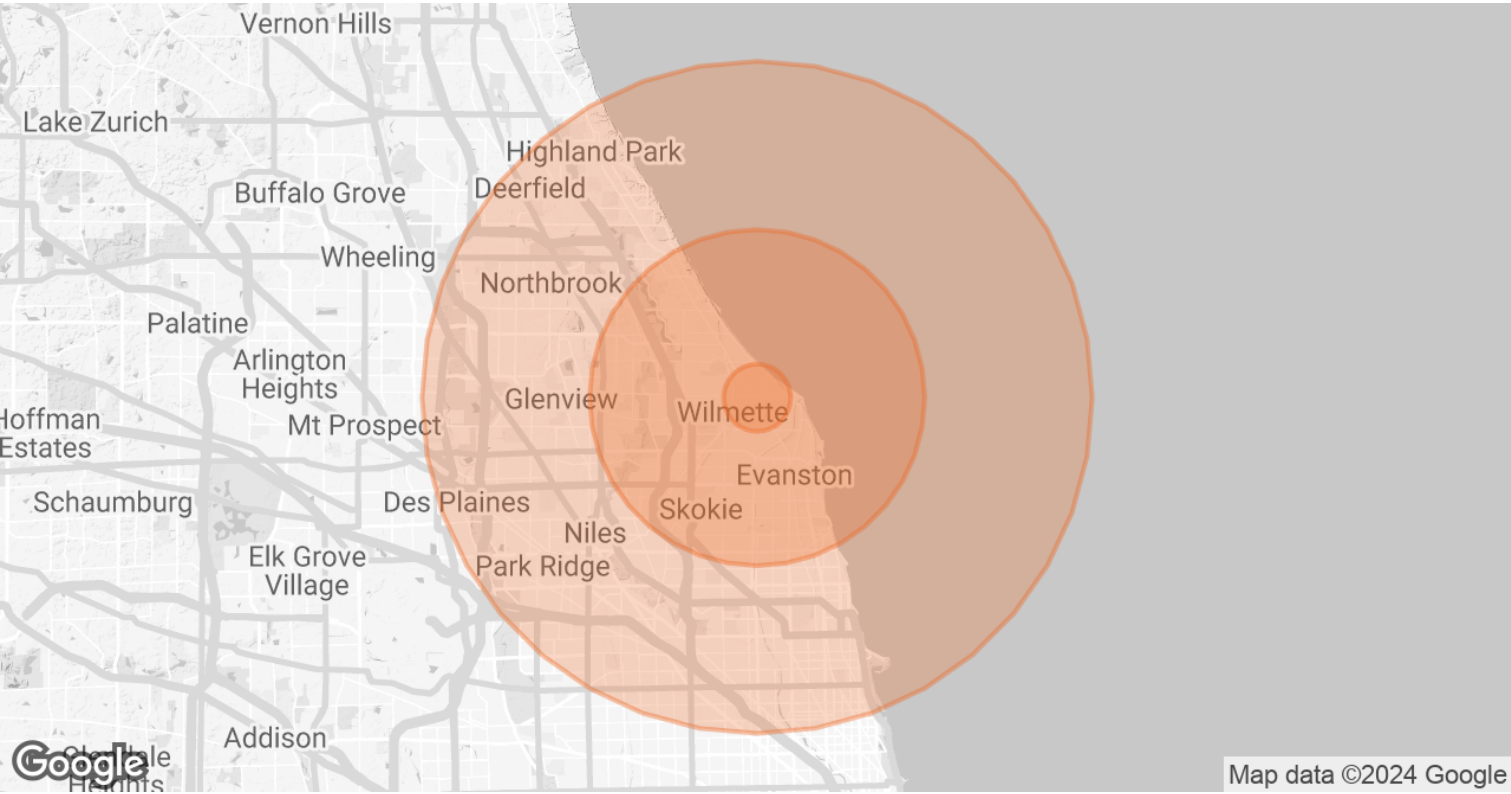
BUSINESS OVERVIEW

Full-service restaurant business is available in Wilmette’s thriving downtown area. Breakfast and lunch are served six days per week and dinner service on Thursday, Friday and Saturday. Its unique location is next to the Wilmette Metra station and steps from the Green Bay Trail bike and pedestrian path. The large outdoor patio provides forty additional seats in the warmer months. Take advantage of strong household and spending demographics. Additional revenue opportunities like catering, private events, online ordering and delivery are available at this location. Owner-operated and well-maintained this is truly a turn-key opportunity.

PROPERTY HIGHLIGHTS

- Well Established Business
- Easy To Reconcept
- Add Additional Revenue Streams
- Well Maintained

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	17,322	267,408	1,200,705
AVERAGE AGE	41	42	41
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,223	101,062	496,907
# OF PERSONS PER HH	2.8	2.6	2.4
AVERAGE HH INCOME	\$273,014	\$160,231	\$138,368
AVERAGE HOUSE VALUE	\$1,043,866	\$635,949	\$548,363

Demographics data derived from AlphaMap

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## Fuel Restaurant

*Confidential listing. Please do not disturb employees or management.*

<b>LISTING TYPE</b>	<b>Business Sale &amp; Lease Assignment</b>
<b>TRADE NAME</b>	Fuel Wilmette
<b>ADDRESS</b>	1222 Washington Court Wilmette, IL 60091
<b>CORP NAME</b>	Breakfast Fuel, LLC
<b>SALE PRICE</b>	\$175,000
<b>REAL ESTATE</b>	Not Included
<b>LICENSES</b>	Retail Food, Sidewalk cafe
<b>LEASE TYPE</b>	Gross
<b>MONTHLY RENT</b>	\$5,275
<b>INSURANCE</b>	Included In Gross Rent
<b>PROPERTY TAXES</b>	Included In Gross Rent
<b>CAM</b>	Included In Gross Rent
<b>LEASE INCREASES</b>	2% Annual Increases
<b>LEASE TERM</b>	Current Five-Year Term Began January 1st, 2024
<b>LEASE OPTION</b>	One Five Year Term
<b>SECURITY DEPOSIT</b>	Two Month's Rent
<b>GROSS SALES</b>	2021 -\$651K 2022 - \$638K
<b>PARKING</b>	270 Spaces In Adjacent Village Parking Lot
<b>SHOWINGS</b>	48 Hour Notice. Monday All Day. Tues After 3 PM. Wed. After 3 PM.
<b>EXCLUSIONS</b>	Food Inventory, Security Deposit, Leased Items
<b>BUSINESS SIZE</b>	Approximately 1,500 SF + Outdoor Cafe
<b>SEATS</b>	Inside: 48 Outdoor: 40
<b>FF&amp;E INCLUDED</b>	See Asset List
<b>ACTUAL ZONING</b>	C-Commercial
<b>BASEMENT</b>	No Basement
<b>CONFIDENTIALITY</b>	This is an ongoing business. Please do not contact employees or management.
<b>BUSINESS DESCRIPTION</b>	Full-service restaurant business is available in Wilmette's thriving downtown area. Breakfast and lunch are served six days per week and dinner service on Thursday, Friday and Saturday. Its unique location is next to the Wilmette Metra station and steps from the Green Bay Trail bike and pedestrian path. The large outdoor patio provides forty additional seats in the warmer months. Take advantage of strong household and spending demographics. Additional revenue opportunities like catering, private events, online ordering and delivery are available at this location. Owner-operated and well-maintained this is truly a turn-key opportunity.

*Disclaimer: The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its correctness. All references to age and size are approximate.*



Quantity	Item	
1	Casio POS Cash Register	
1	Wooden Host Stand	
1	6' SS Prep Table	
1	Cuisinart Food Processor	
1	Kitchen Aid Mixer	
1	Bakers Rack	
1	Hoshizaki Double Door Cooler	
1	Hoshizaki Double Door Cooler	Leased
1	Hoshizaki Single Door Freezer	
1	4' SS Prep Table	
1	Auto Chlor Dishwasher	Leased
1	SS Two Compartment Food Sink	
1	Small Steel Wire Shelf	
1	True Refrigerated SS Pizza Prep Tabe	
1	4' SS Prep Table	
1	Sun Fire Flat Top/ Broiler/ 6 Burner /Oven	
1	6' SS Exhaust Hood	
1	Ansul Fire Protection System	
1	Continental Pizza Prep Table	
1	Hoshizaki Ice Machine	Leased
1	Vita Mix Blender	
1	Commercial Toaster	
1	True Upright Glass Door Bev Cooler	
1	Woden Credenza	
14	Patio Tables	
40	Patio Chairs	
4	Four Top Tables	
2	Six Top Tables	
5	36" tables	
1	Wooden Bench	
30	Plastic Chairs	

2	Chalkboards	
1	SS Hand Sink	
1	Three Compartment Sink	
8	Green Wall Mounted Shelves	
Misc.	Small Wares	
Misc.	Plates & Glassware	
Misc.	Pots and Pans	

## ADDITIONAL PHOTOS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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