

Property For Sale. Price Reduced! Restaurant/Event/Banquet Hall

4N250 ILLINOIS 47

Maple Park, IL. 60151



SIZE:

5,496 SF

ADDRESS:

4N250 Illinois 47 Maple Park, IL 60151

ZONING:

F-2

SUMMARY:

Introducing a prime investment opportunity in the Campton Hills/Lilly Lake area! These remarkable buildings totaling 5,496 SF are situated on 3.28 acres of F-2 zoned land, making it perfect for farm-to-table ventures with potential to utilize what's already being grown on the property. The property already possesses a valuable liquor license, providing added potential for investors.

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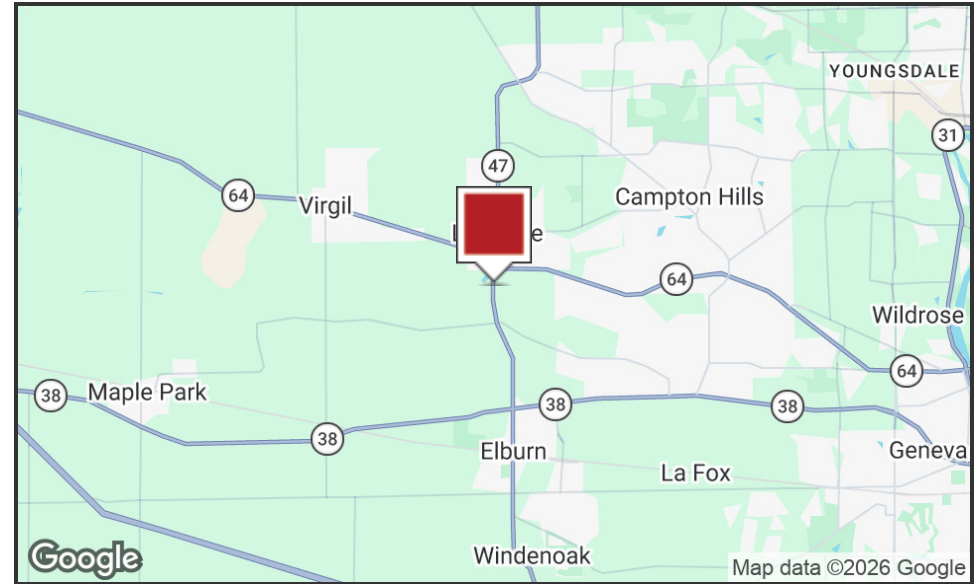
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All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Executive Summary



OFFERING SUMMARY

Sale Price - Building, equipment, & business:	\$1,700,000
Sale Price - Building & equipment:	\$1,600,000
Sale Price - Building/property only:	\$1,500,000
Building Size:	5,496 SF
Price / SF:	\$272.93

PROPERTY OVERVIEW

This property is conveniently located off Route 47 between Route 64 and Route 38 in the Campton Hills/ Lilly Lake area. This prime location offers easy access for guests, making it an ideal choice for hosting events, weddings, and special occasions. Nearby attractions such as Blumen Gardens and The County Line Orchard provide enchanting settings for memorable celebrations. With its convenient location and charming surroundings, this property is the perfect choice for hosting unforgettable events and special occasions. Only minutes away from the Elburn train station, nearby hotels, and shopping centers!

PROPERTY HIGHLIGHTS

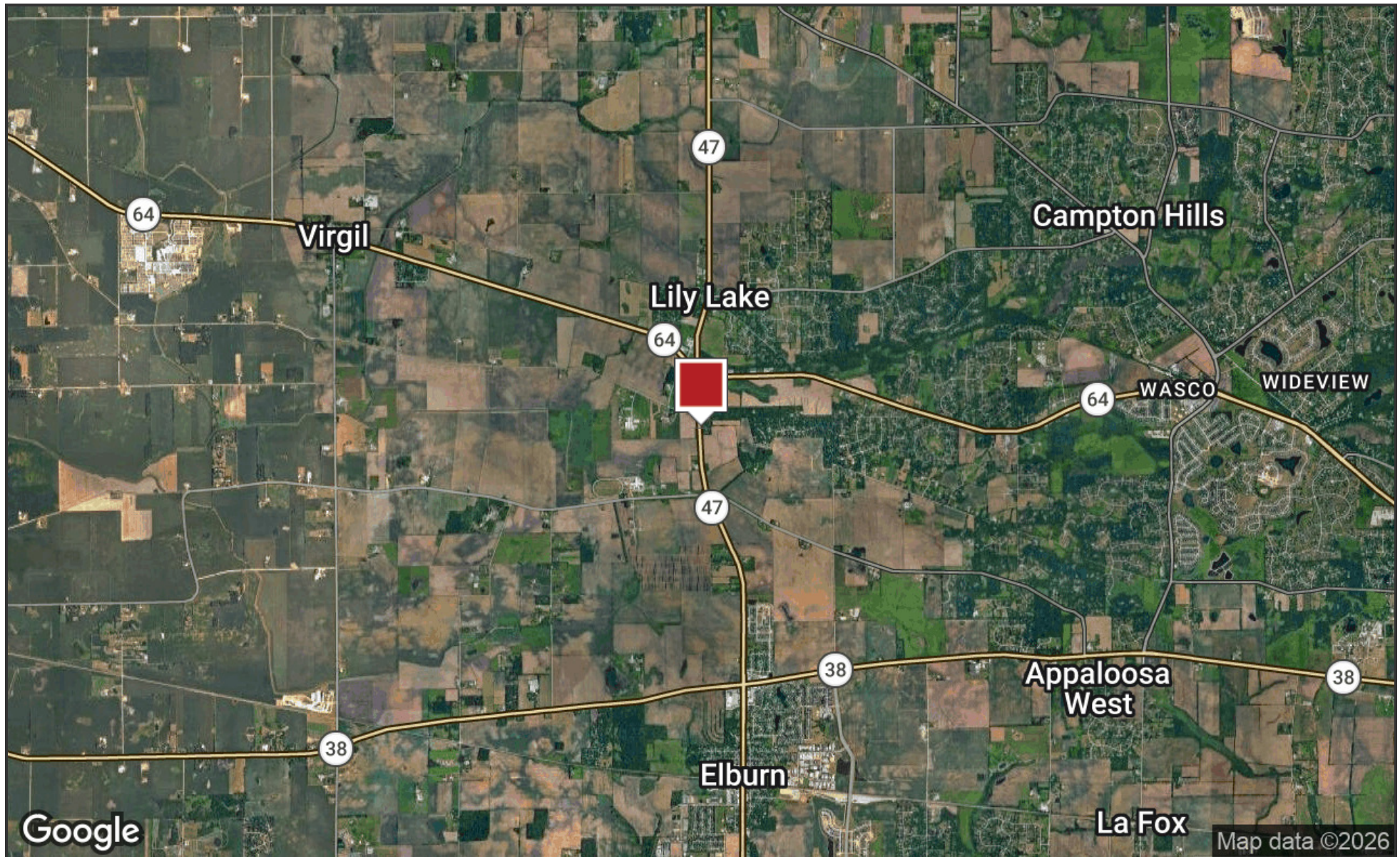
- - 5,496 SF building with flexible design
- - Situated on 3.28 acres of F-2 zoned land - Parking for 75+ vehicles
- - Ideal for farm-to-table ventures - ¼-acre irrigated - FSA-approved micro farm
- - Potential for on-site agricultural use - Pond and fruit trees on the property
- - Fully automated sales and scheduling system integrated with AI technology

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Location Map



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Additional Photos



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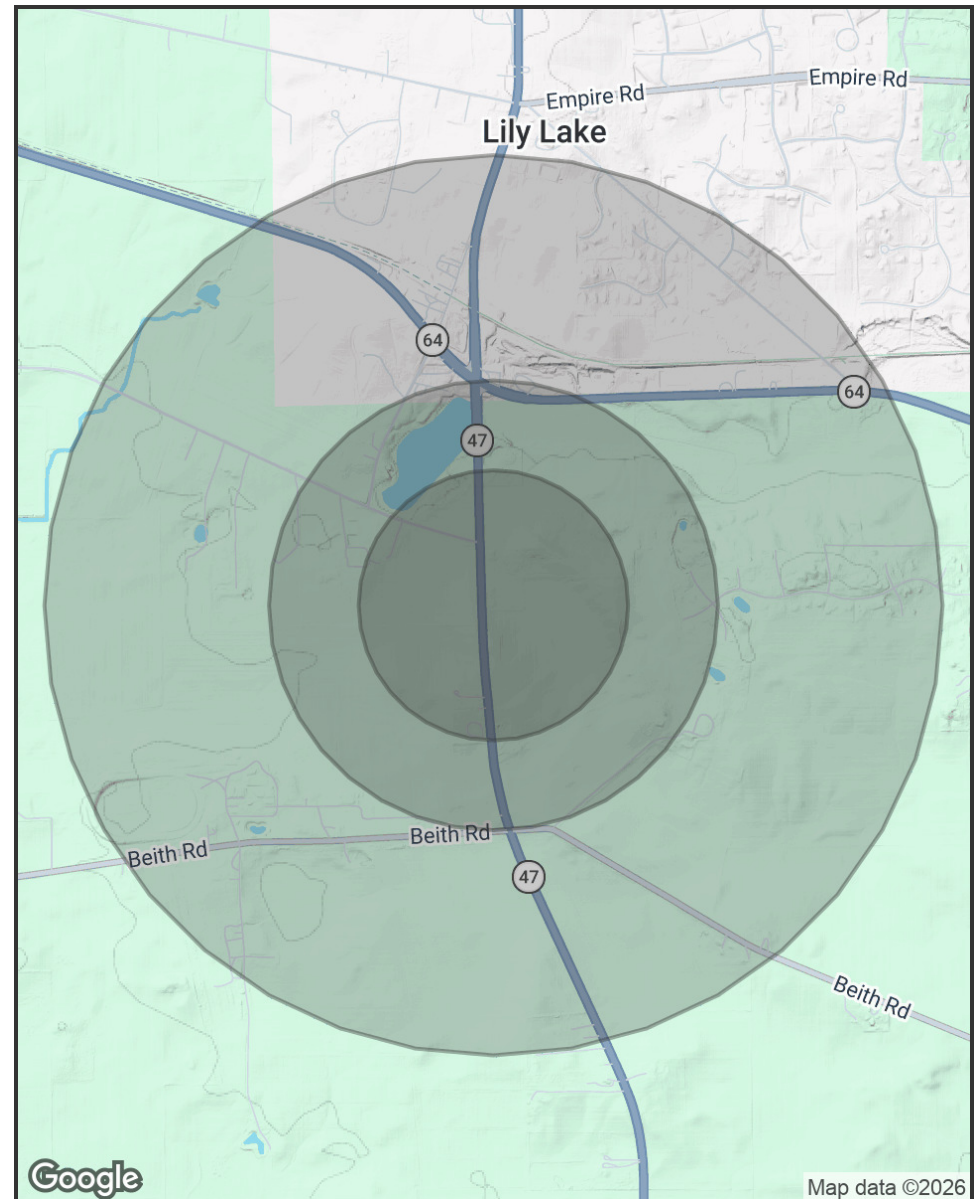
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21	57	482
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	20	176
# of Persons per HH	3	2.9	2.7
Average HH Income	\$186,968	\$185,652	\$170,048
Average House Value	\$494,137	\$492,152	\$469,060

2020 American Community Survey (ACS)



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