

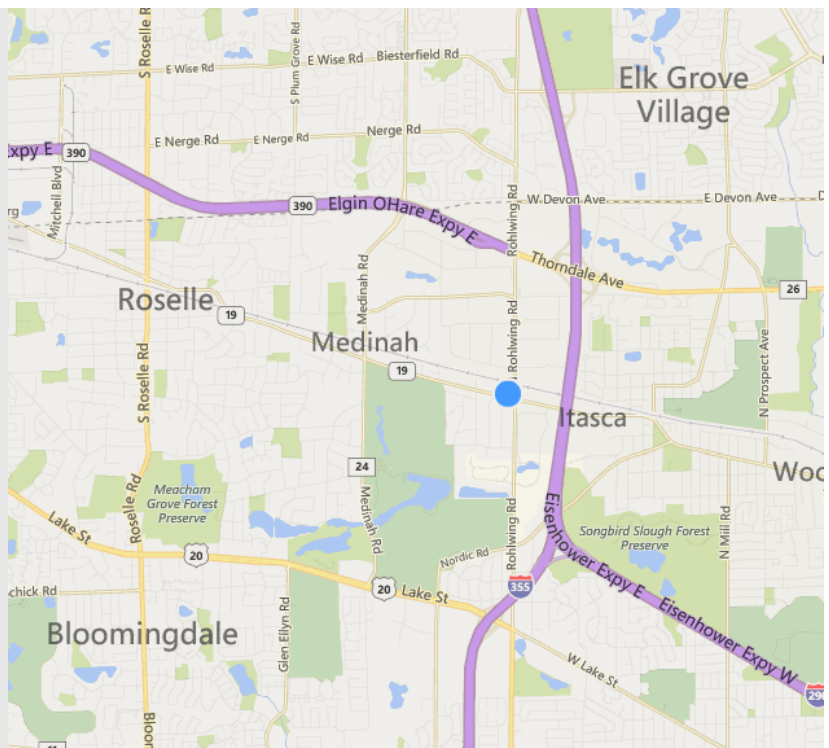


*Building a better image*

### Building Highlights

- 98,378 S.F. gross +/- Land
- 11,311 S.F. gross +/- Building Restaurant w/ Banquet
- 6,695 S.F. gross +/- Main Level includes Dining & Bar & Kitchen
- 4,616 S.F. gross +/- Lower Level Storage
- 109 Car Stalls
- (3) 400 Amp, 120/208 Volt, 3-Phase, 4-Wire
- Gas Unit Heaters, Air Conditioned Office
- Sprinklers
- B-2 Community Business District
- Lease Price Negotiable
- CAM: Lessee Responsibility
- 5 year lease minimum
- Immediate Possession

Free Standing, Excellent Exposure. Ideal Restaurant Location.



For more information CONTACT: Giovanni Gullo or Mariann Gullo Phone: 847.364.7000 • Fax: 847.364.7030

*Gullo International Realty Group • 1100 Landmeier Road • Elk Grove Village, IL 60007*

*LinkedIn: [www.linkedin.com/company/gullo-international-development-corporation](http://www.linkedin.com/company/gullo-international-development-corporation)*

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