



Inland Real Estate Brokerage & Auctions, Inc.

For Sale
1625 E. Norris Dr.
Ottawa, Illinois

Established Sports Bar & Grill Business

For information, contact:

Ed LeCompte

Sales Associate

630-990-5362

Cell: 630-254-4288

elecompte@inlandgroup.com



Price ~~\$695,000~~ **Building Size** 4,000 sf **Lot Size** 1 acre **Zoning** B3-Commercial
\$549,000

- Well established sports bar & grill
- Located on heavily traveled Route 71, two miles west of I-80 interchange, with great road exposure and access
- Attractive 4,000 sf brick and frame building with large deck for outdoor dining
- 1 acre lot
- Across from Ottawa Hospital
- Heritage Harbor Marina is being developed nearby and will keep business growing
- All fixtures and equipment included
- Ample parking



Demographics

3 Miles
Population: 20,800
Avg. Income: \$59,222

5 Miles
Population: 23,830
Avg. Income: \$60,052

10 Miles:
Population: 34,996
Avg. Income: \$60,489

The information contained herein has been prepared solely for marketing purposes to assist a recipient in determining whether they wish to proceed with a further in-depth investigation of the property. Interested parties are expected to independently review all property documents as to their accuracy and completeness. Inland Real Estate Brokerage & Auctions, Inc., its respective officers, employees and representatives make no representations or warranties, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents. Furthermore, no legal commitment or obligation shall arise from any of its contents. In addition, this brochure is subject to modification and this property may be withdrawn from the market at any time, without prior notice. No part of this brochure may be duplicated without prior consent from Inland Real Estate Brokerage & Auctions, Inc. This offering is not intended to solicit your response nor involvement should you be engaged in an exclusive brokerage agreement with another real estate company. The Inland name and logo are registered trademarks being used under license.



Brokers

Auctioneers

Advisors

Inland Real Estate Brokerage & Auctions, Inc.
2901 Butterfield Rd.
Oak Brook, IL 60523
630-990-8400
Fax: 630-990-5350
www.inlandbrokerageauctions.com