



CRE ADVISING
ANY PROPERTY ON EARTH

120 N HALE WHEATON, ILLINOIS

FOR SALE

PRIME MIXED-USE RESTAURANT/OFFICE PROPERTY WEST SUBURBS

BUILDING DETAILS

SIZE

- Building: Approximately 13,884 square feet
- Lot: Approximately 8,712 square feet

PRICE

- Subject to Offer

HIGHLIGHTS

- Fantastic mixed-use retail restaurant/office building for sale
- Renovated in 2009, the building is anchored by restaurant tenant Ivy, an upscale chophouse, on the first floor
- Office spaces occupy the second and third floors
- Restaurant space boasts beautiful design and layout, including:
 - A magnificent 30-foot vaulted dining room for 175 patrons
 - Two additional private dining/event spaces
 - Chef's Room with seating for 20 guests near a fireplace and overlooking the outdoor dining space
 - Board Room for up to 5-10 patrons, located up a winding staircase that includes a private bar and great views of downtown Wheaton
 - Three-season outdoor patio seating 72 patrons
 - An intimate lounge sporting a hand-crafted walnut bar seating 48
- Zoning: C-2
- 2025 Taxes: \$63,597
- The property sits in the heart of Wheaton CBD - a genuinely walkable, event-driven town - making Ivy a dining destination for many
- Just a 5 minute walk from the Wheaton Metra station and situated amongst all the retail, restaurants and nightlife the neighborhood has to offer

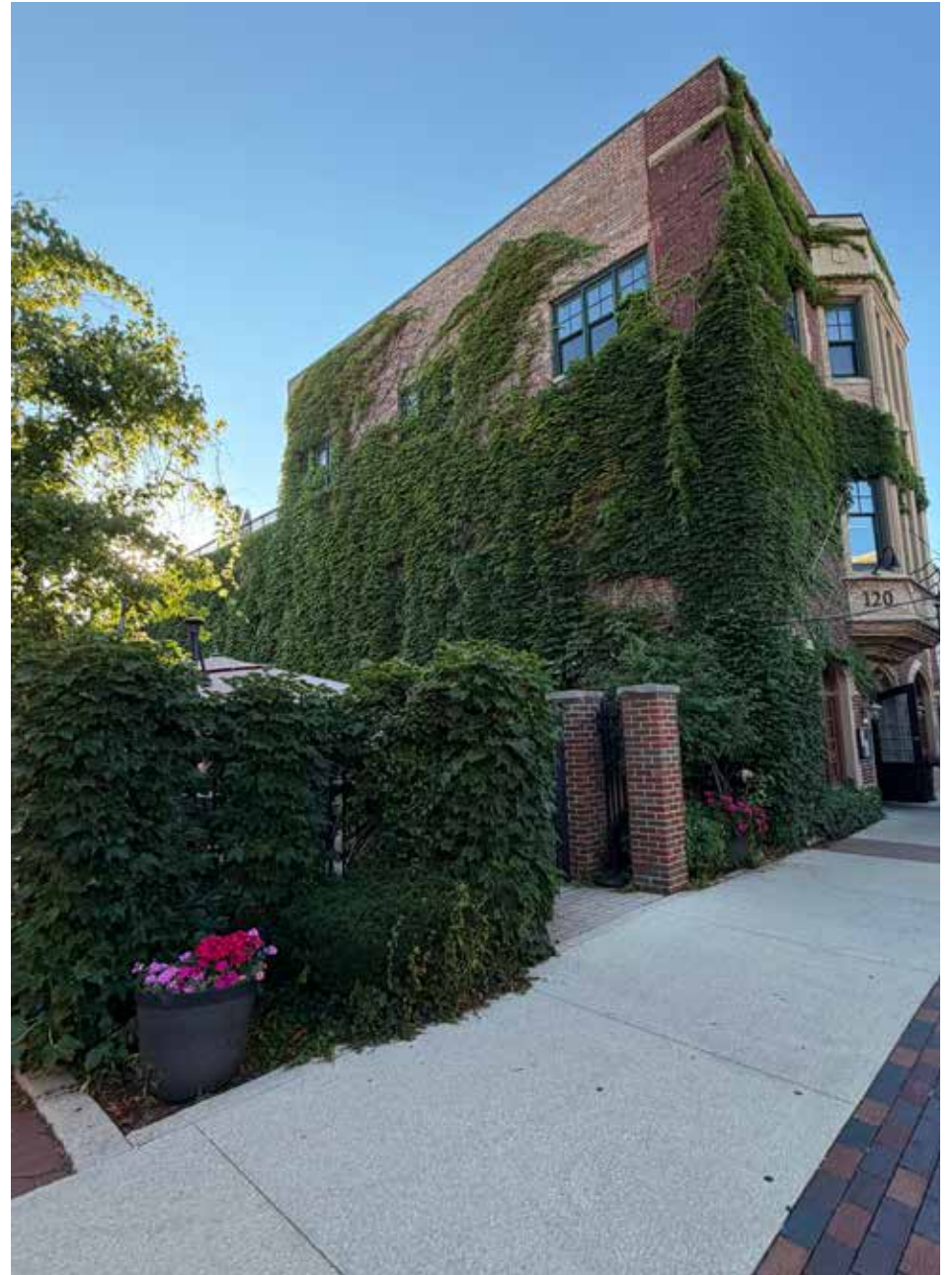
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AERIAL PHOTO



PROPERTY PHOTOS



RESTAURANT PHOTOS



RESTAURANT PHOTOS



OFFICE PHOTOS



OFFICE PHOTOS





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EXCLUSIVE AGENTS

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