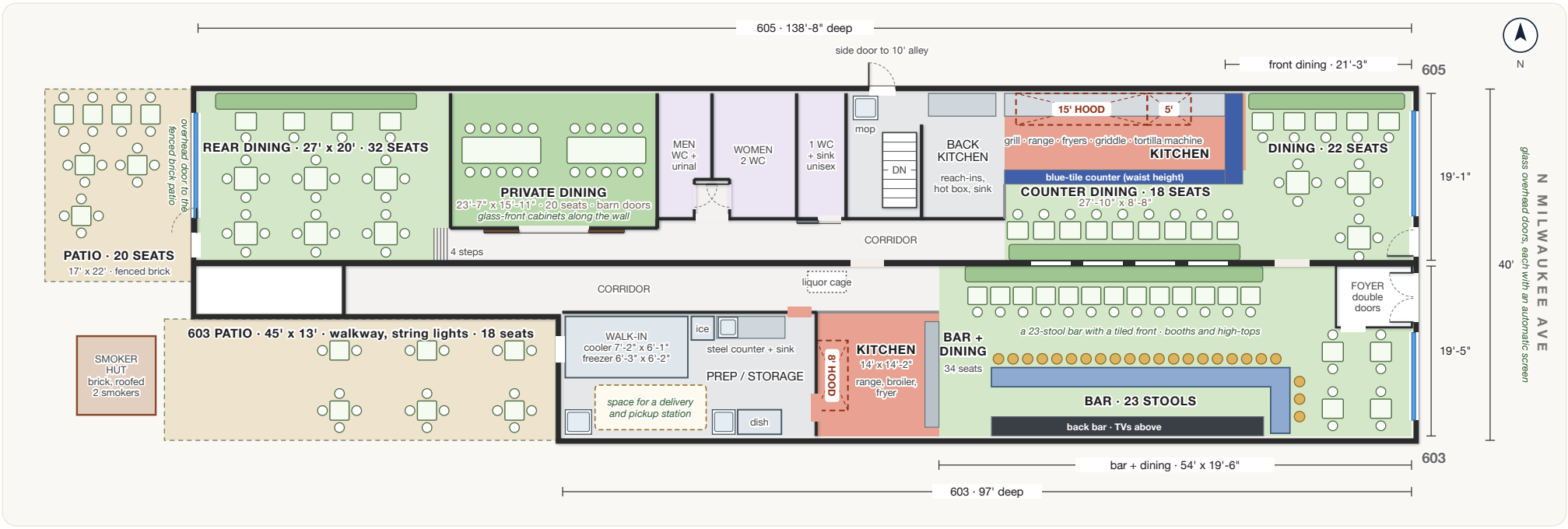
603-605 N MILWAUKEE AVE

LIBERTYVILLE, ILLINOIS · RESTAURANT & BAR FOR LEASE

FLOOR PLAN · MAIN LEVEL

5,539 SF · 149 SEATS + 38 ON THE PATIOS · TWO HOODED KITCHENS



Dining · Private dining · Bar · Bar stools · Kitchen · Prep / back room · Restrooms · Patio · Glass overhead door · Exhaust hood

For illustration only. Dimensions are approximate, from the listing broker's field measurements; furniture is illustrative. Verify before relying on them.

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SEATING

ROOM	SIZE	SEATS
605 front dining	21'-3" x 19'-6"	22
605 counter dining	27'-10" x 8'-8"	18
Private dining	23'-7" x 15'-11"	20
Rear dining	27' x 20'	32
603 dining	54' x 19'-6" with the bar	34
603 bar	39' long	23
Total inside		**149**
605 fenced patio	17' x 22'	20
603 walkway patio	45' x 13'	18

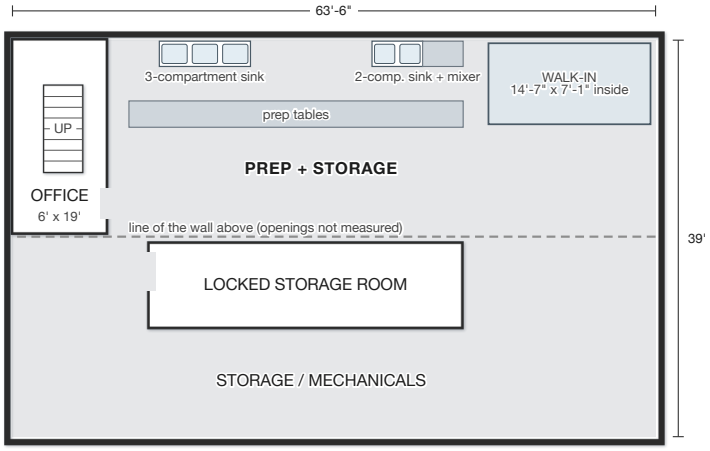
KITCHENS, RESTROOMS, BUILDING

- 605 kitchen: about 37' long; 15' + 5' hoods, 11 nozzles
- 603 kitchen: 14' x 14'-2"; 8' hood, 3 nozzles
- Walk-in, 603 back room: 7'-2" x 6'-1" + freezer 6'-3" x 6'-2"
- Walk-in, basement: 14'-7" x 7'-1" (inside)
- Men's 5'-11" x 14'-2" (WC + urinal); women's 9'-1" x 14'-3" (2 WC)
- Unisex WC + sink 5'-8" x 9'-5"
- Power: 208Y/120 V 3-phase, 250 A panel + 100 A hood panel
- Gas and electric metered separately for 603 and 605
- 40' of frontage; 605 patio 17' x 22'
- Overhead doors: front 11'-7" x 7'-6" (+3' glass above), rear 13'-5" x 6'-5"
- Ceilings: about 9'-10" at the 605 entry, 11'-11" at the 603 entry

SIZES

- Ground floor 5,539 SF: 605 about 2,911 SF, 603 about 2,628 SF
- 605: 19'-1" wide x 138'-8" deep · 603: 19'-5" wide x 97' deep
- 603 bar and dining room: 54' x 19'-6"
- Basement about 2,900 SF · patios 45' x 13' and 17' x 22'

BASEMENT · ABOUT 2,900 SF · UNDER THE FRONT OF BOTH UNITS



WHAT STAYS WITH THE SPACE

Everything on site stays except one point-of-sale terminal; the dish machine is leased.

605 cook line, under the 15' and 5' hoods
- Grill under its own 5' hood
- 6-burner range with oven
- Two fryers
- Flat-top griddle on an oven base
- Tortilla machine
- Work table
- Capped spare gas line under the 15' hood

605 prep and refrigeration
- Refrigerated prep tables under the tiled counter
- Heat lamps along the counter
- Reach-in refrigerators
- Prep station and stainless counters
- Prep sink with drainboard

603 kitchen, under the 8' hood
- Fryer
- Range with oven and a broiler above
- Hot food table on refrigerated drawers
- Hot-holding cabinet
- Slush machine

Bar
- Two ice machines
- Two 3-compartment sinks and a hand sink
- Underbar ice bin and storage station
- Back-bar refrigerators: two-door and four-door
- Bottle cooler

603 back room
- Walk-in cooler with a freezer section
- Ice machine
- Steel counter and sink
- Microwave

Basement
- Walk-in cooler, 14'-7" x 7'-1" inside
- Stand mixer
- Prep sinks and a hand sink
- Long stainless prep tables
- Wire shelving

Patio
- Smoker hut with two smokers

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