MARKETING BROCHURE

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

2249 N. 3rd St
Springfield, IL 62702

Largely Turnkey Restaurant and Bar Property **For Lease**



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OVERVIEW

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty is delighted to exclusively offer for lease this largely turnkey restaurant and bar property in Springfield, IL. With a rich history and an extensive 2023 renovation, this property is ready to welcome its next owner.

Originally established in the 1950s, this local favorite and piece of Springfield history has long served the North Side under various operators, earning a loyal customer base. Revitalized as Chopsticks House Unlimited, the property underwent an extensive remodel in 2023, blending classic charm with modern upgrades.

Key Features:

- **Comprehensive Updates:** Recent upgrades include a new roof, flooring throughout, plumbing, HVAC, and repairs or replacements to the Ansul fire suppression system. The property also comes equipped with newer furniture, fixtures, and equipment.
- **Thoughtful Layout:** The space includes a welcoming bar and dining area, a gaming section, two restrooms, a fully equipped commercial kitchen with a prep area, and a walk-in cooler.
- **Outdoor Amenities:** The property features a patio approved for a beer garden and an open yard space designed for recreational activities like horseshoes, offering additional entertainment options for guests.

With its established reputation, significant renovations, and ready-to-go setup, this property provides a fantastic opportunity for restaurateurs and entrepreneurs eager to create something special.

PROPERTY INFORMATION

ADDRESS	**2249 N. 3rd St, Springfield, IL 62702**
LEASE RATE	$3,000 / MO / Net
BUILDING SIZE	1,910 SF
LOT SIZE	0.50 AC
ZONING	Commercial (Not in the City)
PARKING	22 Spaces



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY


Bar/Dining Area


Bar/Dining Area



Dining Area


Kitchen


Kitchen


Kitchen

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PROPERTY HIGHLIGHTS

- 2023 Renovation
- Newer FF&E
- Ready-to-Go Setup
- Near Illinois State Fairgrounds
- Several Decades of Service
- Solid Customer Base

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