



**DK REALTY  
PARTNERS, LLC**

650 E. Algonquin Road, Suite 201  
Schaumburg, IL 60173

## INVESTMENT HIGHLIGHTS

- ▶ Low DuPage County Taxes
- ▶ 22,739 sq. ft Restaurant, Bar & Banquet Rooms
- ▶ 8,000 sq. ft Basement
- ▶ Outdoor Patio Seats 60/  
Interior Capacity Reported at 600 Patrons
- ▶ 2.64 Acres With Parking for 208 Vehicles
- ▶ Located in the Butterfield & Finley Road Corridor



**Location:** Ideally located one block south of Butterfield Road, on the east side of Finley Road, with excellent access to I-88 East West Tollway, I-355 North South Tollway, I-294 Tri State Tollway, Illinois Route 53, as well as I-55 Stevenson Expressway.

DK Realty Partners, LLC's Managing Members are Paul G. Demik and David M. Kaufman, CCIM. Only the Managing Members of DK Realty Partners can bind DK Realty Partners to any agreement. The above property information is subject to verification by reader and no liability for errors and/or omissions is assumed. Price is subject to change and/or listing withdrawn without notice.

# FOR SALE

## Partnership orders sale of the Real Estate & FF&E

### Rockwood Tap House

3131 Finley Road, Downers Grove, IL



**Property Description:** Partnership orders sale of the Real Estate & FF&E of a fully equipped operating Restaurant, Bar & Banquet Establishment. Property consists of a well maintained 22,739 sq. ft. building, plus 8,000 sq. ft. basement. First floor contains a reception/waiting area, main bar, two patron dining rooms which feature two fireplaces, one private dining room divisible to smaller rooms, banquet room area with bi-fold doors which is divisible to three sections, large kitchen area, prep area, two customer washrooms, and an employee washroom in the kitchen area. There is an outdoor patio which can accommodate 60 and features wood decking and is fully fenced. The large 2.64 acre site offers a well lit paved parking lot which accommodates 208 vehicles, attractive landscaping, as well as excellent sign exposure. The property is currently operating as Rockwood Tap House. PLEASE DO NOT BOTHER EMPLOYEES.



For additional information, including appraisal, FF&E list, floor plans and survey, please call for a Confidentiality Agreement.

Thinking of selling your real estate? Call to find out which of our sales approaches will be best for your property.



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**EXCLUSIVE AGENT**  
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