

Wicker Park - Chicago

ESTABLISHED COFFEE SHOP & BAKERY WITH BELOW MARKET RENT

Lovely Kitchen & Cafe - 1130 N. Milwaukee Ave. Chicago, IL



Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

Lovely Kitchen & Cafe - 1130 N. Milwaukee Ave. Chicago, IL 60622

Size	+/- 2,275 Indoors + 875 SF Private Outdoor Patio
Zoning	B3-2
Rental Rate	\$3,000 per Month (Gross)
Asking Price	\$144,900 (Business & Assets)

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

jarrett@kudangroup.com



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	31,765	268,196	590,805
2015 Female Population	30,781	275,998	595,197
2015 Total Population	62,546	544,194	1,186,002
2015 Daytime Population	56,840	966,678	1,735,757

Income

2015 Median Household Income	\$72,474	\$64,616	\$55,018
2015 Per Capita Income	\$49,061	\$46,783	\$37,093
2015 Average Household Income	\$104,569	\$98,292	\$85,616

Nearby Businesses

Frontier

Let's Roast Cycles

Kin Sushi & Thai

China Court

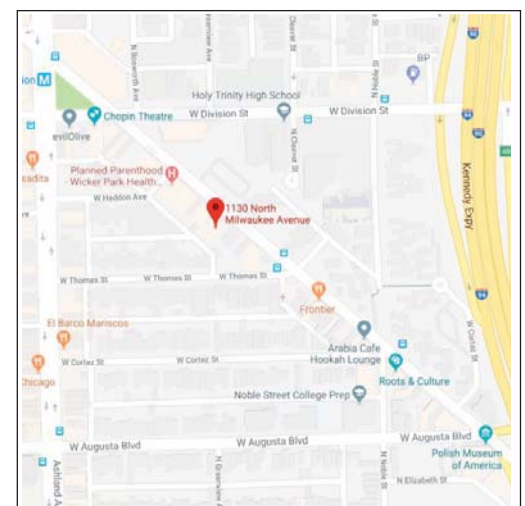
Description

BELOW MARKET RENT !!!! Established bakery and cafe (13+ years) retail space available in Wicker Park. Located on the first floor of a classic architectural building with a large outdoor patio/event space (ideal for private dining). The indoor casual comfortable dining area seats 25+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1044 09.01.2015

Map

Between Division and Thomas St. on Milwaukee



LISTING INFO

Agent Responsible	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Business, Asset Sale with Lease Assignment and Bill of Sale for FF&E
Type of Property	Bakery and Coffee Shop
Property Data	
Property Name	Lovely Kitchen and Cafe
Address	1130 N. Milwaukee Ave
City, Zip Code	Chicago, IL 60622
Area	Wicker Park
County	Cook
Sale Price	\$144,900 (Business/Asset/Lease Assignment Sale)
Rental Rate	\$3,000 Per Month Fixed Until April 2020 (\$10.80 PSF)
Lease Type	Gross
Lease Term	\$3,300 (4/2023) Modified Gross
Options	1- 3 Year Option to Renew
Taxes	50% of any Tax Increased Based on 2020 Tax Stop
Security Deposit	\$1,950.00
Building Type and Year Built	Mixed Use- Brick
# of Seats	Approx. 24
Stories	Retail on First Floor of 3 Floor Mixed Use Building
Size	+/- 2,275 Indoors + 875 Private Outdoor Patio
Parking	Ample Street and Neighboring Parking Lot
Zoning	B3-2
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	200 Amp
Ceiling Heights	15Ft
Ward	32nd
Alderman	Scott Waugespack
Nearby Businesses	Frontier, Let's Roast Cycles, Kin Sushi & Thai, China Court, Dial M for Modern
Business Description	BELOW MARKET RENT !!!! Established bakery and cafe (13+ years) retail space available in Wicker Park. Located on the first floor of a classic architectural building with a large outdoor patio/event space (ideal for private dining). The indoor casual comfortable dining area seats 25+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery carry-out and casual dining.
Cross Streets	Between Division and Thomas St. on Milwaukee
Business Data	
Is the business currently operating?	Yes. <i>Please do not disturb employees or management.</i>
Year Established	2007

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LISTING INFO

Years of Operation	10 +years
No. of Employees	3
Hours of Operation	Mon-Fri 7am – 6pm, Sat 9am -6pm and Sun 9am-4pm
Reason for selling	Expanding Other Business
FF&E included in price?	Yes, please see agent.
Inventory included in price?	TBD
Will seller provide training?	TBD
Growth/Expansion possibilities	Banquets, Private Parties, Outdoor Venue, Delivery, Catering

ADDITIONAL PHOTOS

