

# West Town - Chicago CORNER, TWO-LEVEL RESTAURANT/BAR WITH 70 SEAT OUTDOOR CAFE

2700 W. Chicago Ave. - Hunter & Tails



## West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. 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. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

**2700 W. Chicago Ave.**

Size	3,300 SF (Approx. on two floors)
Licenses	Incidental & Retail Food
Rental Rate	\$4,000/Mo. (Gross)
Price	\$159,000 (Business Sale)

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2012 Male Population	20,821	212,248	611,040
2012 Female Population	21,496	218,894	621,849
2012 Total Population	33,392	333,929	971,093
2012 Total Households	17,235	167,111	494,342

## Income

2012 Median Household Income	\$43,057	\$47,990	\$53,886
2012 Per Capita Income	\$26,344	\$30,709	\$34,059
2012 Average Household Income	\$63,748	\$77,465	\$82,732

## Nearby Businesses

Chewie's Motorbikes	Taco L Jalisiense
Feed	Continental Lounge
Bettle Bar and Grill	Star Lounge Coffee Bar
Kai Zan	Shokolad Pastry & Cafe

## Highlights

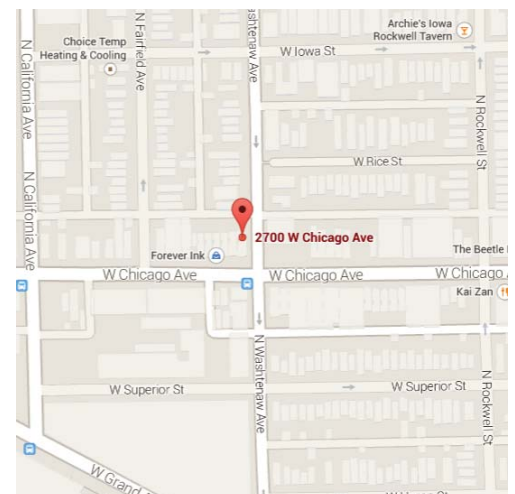
Two-level, fully-fixture restaurant & bar located in rapidly expanding Humboldt Park/Ukrainian Village neighborhoods. Features two bars with tap systems, a walk-in cooler, black iron hood, and four bathrooms. This corner space has great exposure and high occupancy that accommodates 100 seats indoors and 70 seats on a sidewalk cafe.

*Do not approach or disturb employees or management. All showings must be accompanied by agent prior to operating hours.*

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. 10-12-2011- 464

## Map

Chicago Avenue and Washtenaw Avenue



**DATA SHEET – HUNTER AND TAILS**

Listing Agent/s	Juan Carlos Gomez <a href="mailto:juancarlos@kudangroup.com">juancarlos@kudangroup.com</a> 312.575.0480 ext. 19
Transaction Type	Business Sale and Lease Assignment
Listing Status	<b>Operating business. Please do not disturb employees or management.</b>
Property Type	Restaurant and Bar
Property Name	Hunter and Tails
Address	2700 W. Chicago Ave.
City, Zip	Chicago, IL 60622
Area	West Town
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$159,000 (Business Sale) Price Reduced!
Rental Rate	\$4,000 per Month
Lease Type	Gross
Taxes	Tenant is responsible for 65% of any increases in the property taxes over the 2013 base year. Property taxes for 2013 were \$6,985.09.
CAM	Tenant is responsible for 65% of property water bill. Tenant is also responsible for snow removal and maintenance.
Yearly Adjustments	3%
Initial Duration	April 1, 2018
Options to Renew	Two 5 Year Options to Renew
Security Deposit	Three Months Base Rent
Size (Business)	3,300 S.F. (Approximate on Two Floors)
Basement	Fully finished basement with additional dining, bar, kitchen and bathrooms.
Occupancy	100 (Main Level & Lower Level) 70 (Sidewalk Café)
HVAC Age	1 Year
HVAC (tons)	15
Electric (amps)	Contact Agent
Stories	2 Levels
Building Type	Masonry Mixed-Use
Parking	Street Parking
Zoning	C1-2
Licenses	Incidental Liquor, Retail Food & Sidewalk Café Permit
Ward & Alderman	Ward 26 – Alderman Roberto Maldonado
Nearby Businesses	Chewie's Motorbikes, Feed, Beetle Bar and Grill, Kai Zan, Shokolad Pastry and Café, Star Lounge Coffee Bar, Continental Lounge
Property Description	Restaurant in Mixed-Use Building
Business Description	Two-level, fully-fixture restaurant & bar located in rapidly expanding Humboldt Park/Ukrainian

	Village neighborhoods. Features two bars with tap systems, a walk-in cooler, black iron hood, and four bathrooms. This corner space has great exposure and high occupancy that accomodates 100 seats indoors and 70 seats on a sidewalk cafe. Do not approach or disturb employees or management. All showings must be accompanied by agent prior to operating hours.
Location Description	West Town Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffee houses thrive amid a diverse community in this compact neighborhood.
Cross Streets	Chicago Avenue and Washtenaw Avenue
Is the business currently operating?	<b>Yes</b> , please do not disturb employees or management. All showings must be accompanied by agent during non-operating hours.
Reason for Selling	Investing in other concept
Established	November 2013
Operating Hours	Monday - Closed Tuesday - Saturday - 5:00 pm - 1:30 am Sunday - 5:00 pm - 12:00 am
Website	<a href="http://www.hunterandtails.com">www.hunterandtails.com</a>