

River West - Chicago OUTSTANDING MULTI-LEVEL RESTAURANT FOR SALE IN RIVER WEST

833 W. Chicago Ave. - Thalia Spice



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



River West

The small area within West Town east of the Kennedy Expressway and west of the south branch of the Chicago River, between Division Street (1200N) and Grand Avenue (500N) is referred to as River West, complementing the River North area of the Near North Side. The small area is bisected by the elevated Union Pacific Railroad tracks. This vibrant ever-growing neighborhood contains several large loft buildings, most converted in the mid 1980s for residential use; several housing developments; the Chicago Tribune's Freedom Center printing facility; many nightclubs and restaurants and surrounded by historic residential areas.

833 W. Chicago Ave. - Thalia Spice

Size	2,600 SF with additional outdoor seasonal seating
Licenses	Incidental Liquor, Outdoor Patio and Retail Food
Rental Rate	\$5,000 Current Base Rent
Price	\$149,900 (Business Only)



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Jarrett Fradin

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156 North Jefferson St.
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2012 Male Population	25,749	187,879	435,510
2012 Female Population	25,418	196,816	441,856
2012 Total Population	51,167	384,695	877,366
2012 Total Households	29,285	195,043	384,796
Housing			
2000 Total Housing Units	19,866	185,637	409,350
Income			
2012 Median Household Income	\$90,019	\$71,098	\$57,658
2012 Per Capita Income	\$119,048	\$105,185	\$88,499
2012 Average Household Income	\$104,018	\$109,290	\$88,931

Nearby Businesses

Motel Bar	Kendall College
Japonais	Deluxe Bar & Grill
InoPrints	In Motion Yoga
Blue Man Group	Illinois Masonic Hospital

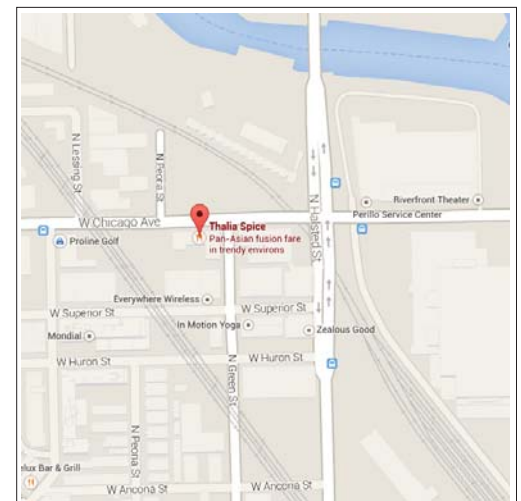
Highlights

Outstanding restaurant, recently featured on Check Please, has received ratings of 25/30 on Zagat and 4.7/5 stars on Metromix. The multi-level space features natural stone and artisan ironworks; highlighted by earth tone colors, exposed brick and beamed ceilings. It also features a private dining area with an intimate setting, perfect for a first date or large events.

Operating business. Please do not disturb employees or management.

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. 652 04-21-14

Map



LISTING INFO

Agent(s) Responsible	Jarrett Fradin Jarrett@kudangroup.com 312.575.0480 ext. 15
Transaction Type:	This is a Business Only sale. Please see below for lease details.
Type of	Restaurant and Bar
Property Data	
Property Name	Thalia Spice
Address	833 W. Chicago Ave.
City, Zip Code	Chicago, Illinois 60642
Area	River West
County	Cook
Sale Price	\$149,900 (Price Reduced!)
Rental Rate	\$5,000.00 Current Base Rent
Lease Type	Gross
Lease Term	A new 5 or 10 year lease will be written. Initial term expires on August 31, 2017.
Yearly Adjustment	Three Percent
CAM, Taxes, Insurance	N/A
Security Deposit	TBD
Square Feet	2,600 SF (Approx. – Inside) Additional outdoor seasonal seating
Building Type	Partial two story brick building. No basement.
Stories	Partial two story
Occupancy	99 Inside. 28 Patio.
Parking	Valet and Street Parking

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LISTING INFO

Zoning	PMD-5
Licenses	Incidental Liquor, Outdoor Patio and Retail Food
Type of Basement	None
Electric	3 Phase, 400 Amps
AC and Heat	Central Air and Heat
Property Description	Outstanding restaurant, recently featured on <i>Check Please!</i> , has received ratings of 25/30 on Zagat and 4.7/5 stars on Metromix. The multi-level space features natural stone and artisan ironworks; highlighted by earth tone colors, exposed brick and beamed ceilings. It also features a private dining area with an intimate setting, perfect for a first date or large events.
Location Description	River West - The small area within West Town east of the Kennedy Expressway and west of the south branch of the Chicago River, between Division Street (1200 N) and Grand Avenue (500 N) is referred to as River West, complementing the River North area of the Near North Side. The small area is bisected by the elevated Union Pacific Railroad tracks. This vibrant, ever-growing neighborhood contains several large loft buildings, most converted in the mid 1980s for residential use; several housing developments; the Chicago Tribune's Freedom Center printing facility; many nightclubs and restaurants and surrounded by historic residential areas.
Location of Business	Located just West of Halsted on Chicago

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LISTING INFO

Nearby Businesses	Motel Bar, Japonais, The Dining Room at Kendall College, Deluxe Bar & Grill, InoPrints, In Motion Yoga, Blue Man Group, Illinois Masonic Hospital
	Business Data
Is the business currently operating?	Yes
Business Description	Full service restaurant and bar
Year Established	2007
Years of Operation	7
Reason for selling	Owner concentrating on other restaurant location.
Approx. Annual Gross Sales	Please contact agent for details. Proof of financing required for financials.
FF&E included in price?	Yes
Inventory included in price? Value?	No. Liquor inventory is excluded.
Will seller provide training? How long?	TBD
Website	http://thaliaspice.com/
360 Degree Virtual Tour	http://goo.gl/maps/5tN4m
Feature on Check Please!	http://checkplease.wttw.com/restaurants/thalia-spice

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