

# West Town - Chicago PROFITABLE COFFEE SHOP AND BAKERY WITH BELOW MARKET RENT

## Lovely: A Bake Shop



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

### 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.

### \*Rendering

### Lovely: A Bake Shop - 1130 N. Milwaukee Ave. Chicago, IL 60622

Size	2,275 SF (Indoor) and 875 SF (Private Outdoor Patio)
Rental Rate	\$2,700 per Month / \$10.80 PSF
Lease Type	Gross
Sale Price	\$154,900 (Business & Assets)



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			
2015 Male Population	25,140	243,870	536,662
2015 Female Population	23,402	253,533	540,933
2015 Total Population	48,542	497,403	1,077,595
2015 Total Households	23,195	245,079	461,035

### Income

2015 Median Household Income	\$76,176	\$68,258	\$55,519
2015 Per Capita Income	\$52,512	\$52,258	\$38,305
2015 Average Household Income	\$108,616	\$102,477	\$86,730

### Nearby Businesses

#### Frontier

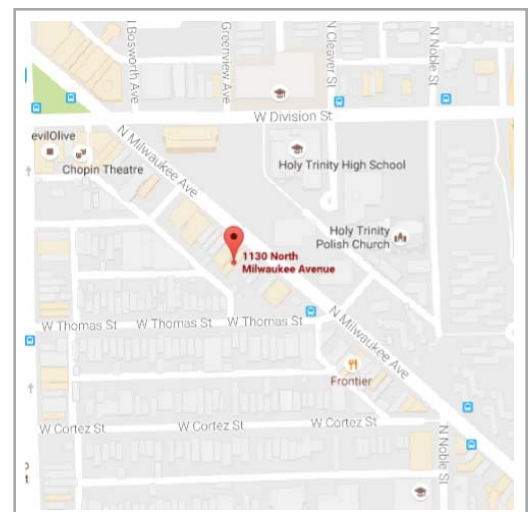
Kin Sushi and Thai  
Crater Food & Liquor  
Dial M for Mode

### Highlights

Below Market Rent! After 9+ Years in operation, this profitable coffee shop and bakery is being marketed for sale. Casual, comfortable dining area seats 25+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Loyal customer base ranging from students to business professionals. Outdoor component, parking and basement as well. Unique venue for weddings. 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. 10-12-2011- 464

### Map



**INTERIOR**



### LISTING INFO

Agent Responsible	Jarrett Fradin <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>
Transaction Type	Business, Asset Sale with Lease Assignment and Bill of Sale for FF&E
Type of Property	Coffee Shop and Bakery
<b>Property Data</b>	
Property Name	Lovely: A Bake Shop
Address	1130 N. Milwaukee Ave.
City, Zip Code	Chicago, IL 60642
Area	West Town / Logan Square
County	Cook
Sale Price	\$154,900 (Business/Asset Sale)
Rental Rate	\$2,700 Per Month Fixed Until April 2017 ( <b>\$10.80 PSF</b> )
Lease Type	Gross
Lease Term	Four and Half Years (4/2020)
Options	1- 3 Year Option to Renew
Yearly Adjustment	April 2017 Increase To \$3,000 Gross Fixed till end of Term
Taxes	25% of any Tax Increase
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 Indoor and +/-875 Private Outdoor Patio
Basement	¾ Access to Full Basement for Storage
Parking	3 Dedicated Spaces with Ample Street Parking
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	Fronteir, Kin Sushi and Thai, Crater Food and Liquor, Dial M for Mode
Business Description	BELOW MARKET RENT!!!! After 9+ years in operation this profitable coffee shop and bakery is being marketed for sale. Casual comfortable dining area seats 25+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Loyal customer base ranging from students to business professionals. Outdoor component, parking and basement as well. Unique venue for weddings. Ideal space for delivery, carry-out and casual dining.
Cross Streets	Between Division and Thomas St. on Milwaukee

### LISTING INFO

<b>Business Data</b>	
Is the business currently operating?	Yes. <i>Please do not disturb employees or management.</i>
Year Established	2007
Years of Operation	9 +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