

# Edgewater - Chicago RESTAURANT WITH CATERING/ COMMISSARY KITCHEN & BELOW MARKET RENT

1138 W. Bryn Mawr Ave. Chicago, IL 60660



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

## Edgewater

Edgewater is a lakefront community area on the North Side of the city of Chicago. Bounded by Foster Avenue on the south, Devon Avenue on the north, Ravenswood Avenue on the west, and Lake Michigan on the east, Edgewater boasts many beaches that residents enjoy for the better part of the year. Chicago's largest park, Lincoln Park, stretches south from Edgewater for seven miles along the waterfront, almost to downtown.

**1138 W. Bryn Mawr Ave. Chicago, IL 60660 - Lovely Too**

Size	4,550 SF
Licenses	Retail Food
Rental Rate	\$6,753 per Month (17.81 PSF) Net
Price	\$264,000 (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.
<b>Population</b>			
2015 Male Population	38,129	198,664	383,468
2015 Female Population	35,826	194,243	384,657
2015 Total Population	73,955	392,907	768,125
2015 Total Households	37,877	177,223	335,085
<b>Housing</b>			
2015 Total Housing Units	42,456	196,524	368,289
<b>Income</b>			
2015 Median Household Income	\$43,811	\$53,222	\$57,024
2015 Per Capita Income	\$36,183	\$36,912	\$38,867
2015 Average Household Income	\$66,824	\$79,202	\$86,541

## Nearby Businesses

Nookies  
APART Pizza Co.  
Taqueria Uptown  
Redtwist Theater Co.

## Highlights

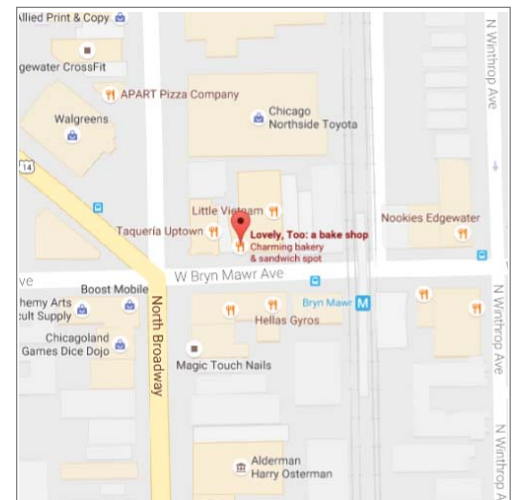
**BELOW MARKET RENT!** Restaurant with enormous catering & commissary kitchen. This charming café/bakery shop is located ½ block from the Red Line Bryn Mawr stop and two blocks from Lake Shore Drive. Beautiful production kitchen with state of the art equipment and black iron. Space includes storage, food prep area, office and full basement.

*Operating business. 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. A109 6-17-2015

## Map

N. Broadway/Bryn Mawr Ave.



**INTERIOR**



### **LISTING INFO**

Agent	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	Fully Equipped Catering Kitchen with Retail
<b>Property Data</b>	
Property Name	Lovely, Too
Address	1138 W. Bryn Mawr Ave
City, Zip Code	Chicago, IL 60660
Area	Edgewater
County	Cook
Sale Price	\$264,000 (Business/Asset Sale)
Rental Rate	\$6,753.00 Per Month (\$17.81 PSF)
Lease Type	Net
Lease Term	April 1, 2017 with One 5 Year Option
Options	1- 5Year Option to Renew
Yearly Adjustment	3%
Taxes	\$900 Monthly
Security Deposit	\$12,000.00
Building Type and Year Built	Mixed Use- Brick
# of Seats	Approx. 24
Stories	Retail on First Floor
Size	+/- 4,550 SF
Lot Size	N/A
Parking	Ample Street
Zoning	B3-3
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	300 Amp
Ceiling Heights	12 Ft
Ward	49th
Alderman	Joe Moore
Nearby Businesses	Nookies, APART Pizza Co, Taqueria Uptown, Redtwist Theater Co, City Lit Theater Co, Hella's Gyros, Wallgreen's UPS Store
Business Description	BELOW MARKET RENT! Restaurant with enormous catering & commissary kitchen. This charming café/bakery shop is located ½ block from the Red Line Bryn Mawr stop and two blocks from Lake Shore Drive. Beautiful production kitchen with state of the art equipment and black iron. Space includes storage, food prep area, office and full basement.
Cross Streets	N. Broadway/Bryn Mawr Ave.
<b>Business Data</b>	
Is the business currently operating?	Yes. <i>Please do not disturb employees or management.</i>

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**LISTING INFO**

Year Established	2014
Years of Operation	2 +years
No. of Employees	3
Hours of Operation	Mon-Fri 7 am – 6pm
Reason for selling	Pursuing other business.
FF&E included in price?	Yes, please see agent.
Inventory included in price?	TBD
Will seller provide training?	TBD
Growth/Expansion possibilities	Weekend, Weekday Breakfast or Hours after 6 pm, 7 Day Operations, Marketing