

# Skokie - Chicago Northwest Suburb GREAT OPPORTUNITY TO OWN A BAKERY OR RESTAURANT ON BUSY STREET

3455A Dempster St. Skokie, IL 60076



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



## Skokie

Skokie offers a wide variety of shopping experiences, including Westfield Old Orchard, Village Crossing and the quaint shops in Downtown Skokie. Through thoughtful planning and an overall spirit of cooperation, Skokie has grown into a thriving center of commerce. Skokie's combination of industrial activity, retail sales, office/research firms and extensive professional services is virtually unparalleled in suburban Chicago. There are nearly 50,000 jobs provided by Skokie's extensive business sector.

### Ovy Transylvanian Bakery - 3455A Dempster St. Chicago, IL 60076

Size	975 SF
Rental Rate	\$2,000 per Month (Modified Gross)
Price	\$74,000 (Business) Price Reduced!

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	10,559	110,890	246,681
2015 Female Population	11,496	119,253	256,657
2015 Total Population	22,055	230,143	503,338
2015 Total Households	7,302	85,877	192,987
Housing			
2015 Total Housing Units	7,799	88,631	204,325
Income			
2015 Median Household Income	\$74,633	\$63,053	\$59,108
2015 Per Capita Income	\$36,052	\$37,563	\$36,489
2015 Average Household Income	\$108,763	\$96,413	\$91,638

### Nearby Businesses

CVS Pharmacy  
Subway  
The Boiler Shrimp & Crawfish  
H&R Block

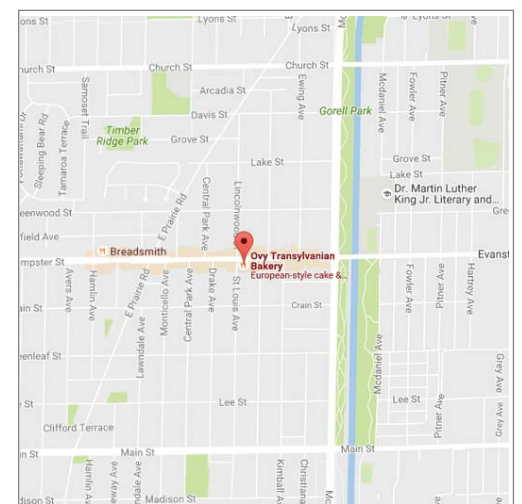
### Highlights

Great opportunity to own a bakery or restaurant on busy Dempster St. with very favorable lease terms. Eight foot exhaust and extensive FF&E included in the sale price. This business is perfect for a start-up, relocation or a second operation. See agent for Asset list.

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. 733 4-9-2013

### Map

Dempster St. & St. Louis Ave.



### LISTING INFO

Agent	Adam Salamon
Transaction Type	Business Sale
Type of Property	Restaurant
Sale or Lease	Lease
<b>Property Data</b>	
Property Name	Eastlake Plaza
Business Name	Ovy Transylvanian Bakery
Address	3455A Dempster St.
City, Zip Code	Skokie, 60076
Area	North Suburbs
County	Cook
Sale Price	\$74,000.00 (Business Only) <i>Price Reduced!</i>
Rental Rate	\$2,000.00/Month (\$24.61/SF)
Lease Type	Modified Gross
Lease Term	Three Years
Options	One three-year option
Yearly Adjustment	\$50.00 Annually
CAM & Insurance	Included in rent
Security Deposit	\$2,000.00
Taxes	Included in rent
Building Type and Year Built	Brick
# of Seats	6
Stories	One
Size	975 SF
Parking	Ample
Zoning	Commercial
Licenses	Retail Food
A/C & Heat	HVAC
Electric (amps)	200 Amp
Ceiling Heights	10'
Nearby Businesses	CVS Pharmacy, Subway, the Boiler Shrimp & Crawfish, H & R Block, Austin Liquors
Cross Streets	Dempster St. & St. Louis Ave.
<b>Business Data</b>	
Is the business currently operating?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Business Name	Ovy Transylvanian Bakery
Business Description	Great opportunity to own a bakery or restaurant on busy Dempster St. with very favorable lease terms. Eight foot exhaust and extensive FF&E included in the sale price. This business is perfect for a start-up, relocation or a second operation. See agent for Asset list.
Year Established	2012
Years of Operation	Four years
No. of Employees	3

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**LISTING INFO**

Hours of Operation	11am-7pm Mon.-Sat.
Approx. Annual Gross Sales	\$175K
FF&E included in price?	Yes
Will seller provide training?	Yes