

Andersonville - Chicago RESTAURANT AND CATERING BUSINESS WITH BELOW MARKET RENT



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

1463 W. Leland Ave. Chicago, IL 60640



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



Andersonville

The approximate street boundaries are Winthrop Ave. to the east, Ravenswood Ave. to the west, Foster Ave. to the south, and Bryn Mawr Ave. to the north. The heart of the Andersonville commercial district is the corner of Clark St. and Berwyn Ave. Andersonville is characterized by an incredible diversity of cultures and lifestyles, a neighborhood whose predominantly locally-owned boutiques are found amidst quaint brunch spots, Middle Eastern bakeries, hip bars and gastro-pubs, and a strong Scandinavian presence from the neighborhood's Swedish founders. Andersonville is also home to a vibrant gay and lesbian community, catered to by the neighborhood's many LGBT-friendly businesses, restaurants and bars.

	1463 W. Leland Ave. Chicago, IL 60640
Size	2,090 S.F. (Approx.)
Rental Rate	\$2,250 Per Month (\$12.92 PSF)
Lease Type	Gross
Sales Price	\$69,500 (Business Sale) Price Reduced!

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 Ext. 16

Adam@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	39,876	238,621	469,188
2015 Female Population	37,707	233,760	472,028
2015 Total Population	77,583	472,381	941,216
2015 Total Households	38,987	217,549	407,784

Income

2015 Median Household Income	\$52,831	\$56,574	\$56,893
2015 Per Capita Income	\$40,847	\$40,418	\$38,197
2015 Average Household Income	\$78,034	\$85,613	\$86,142

Nearby Businesses

Clark El Ranchito
Thai on Clark
Byline Bank
Crazy Crab #1

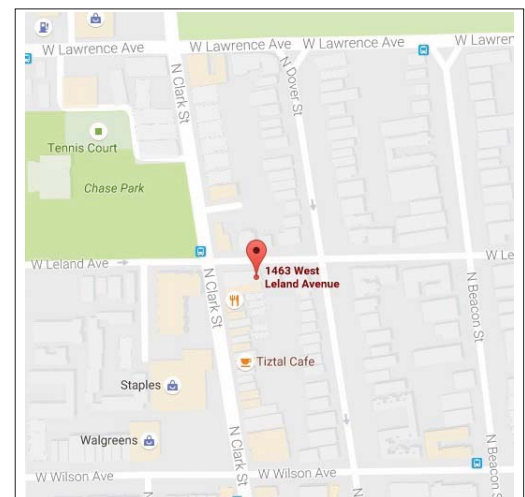
Highlights

Charming restaurant and catering business located right in the heart of Andersonville. Below market rent with all FF&E included. Retail Food, Incidental Liquor & Catering Liquor Licenses all included with the purchase of the LLC. Business name to stay with the Seller.

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. 533 3-10-2011

Map

Leland Ave. & Clark St.



LISTING INFO

Agent Responsible	Adam Salamon adam@kudangroup.com
Transaction Type	Business Sale
Type of Property	Restaurant
Sale or Lease	Lease
Property Data	
Business Name	Brix Catering & Events
Address	1463 W. Leland Ave.
City, Zip Code	Chicago, 60640
Area	Andersonville
County	Cook
Sale Price	\$69,500.00 (Business) <i>Price Reduced!</i>
Rental Rate	\$2,250.00/Mth (12.92/SF)
Lease Type	Gross
Lease Term	Three years and four months
Lease Options	One three-year option
Yearly Adjustment	3%
Security Deposit	TBD
Building Type and Year Built	Brick
# of Seats	35-50
Stories	One
Size	2,090 SF
Parking	Street parking
Licenses	Retail food, Incidental liquor, Caterer's liquor
A/C & Heat	Central HVAC
Electric (amps)	200 Amp
Ceiling Heights	10'
Ward	46th
Alderman – Name and Phone Number	James Cappleman 773-878-4646
Nearby Businesses	Clark El Ranchito, Exotic Creations, Thai On Clark, Byline Bank, Tiny Giants Learning Center, Crazy Crab #1
Business Description	Charming restaurant and catering business located right in the heart of Andersonville. Below market rent with all FF&E included means this won't last long. Retail food, Incidental liquor, catering liquor all included with the purchase of the LLC, business name to stay with Seller.
Location Description	Andersonville The approximate street boundaries are Winthrop Ave. to the east, Ravenswood Ave. to the west, Foster Ave. to the south, and Bryn Mawr Ave. to the north. The heart of the Andersonville commercial district is the corner of Clark St. and Berwyn Ave. Andersonville is characterized by an incredible diversity of cultures and lifestyles, a neighborhood

LISTING INFO

	whose predominantly locally-owned boutiques are found amidst quaint brunch spots, Middle Eastern bakeries, hip bars and gastro-pubs, and a strong Scandinavian presence from the neighborhood's Swedish founders.
Cross Streets	Leland Ave. & Clark St.
Business Data	
Is the business currently operating?	Yes
Business Name	Brix Catering & Events
Year Established	2014
Years of Operation	2 ½ Years
No. of Employees	Five
Hours of Operation	6pm-2AM
Approx. Annual Gross Sales	\$500,000.00
FF&E included in price?	Yes