

West Loop - Chicago TWO BEAUTIFULLY REMODELED CAFES AVAILABLE FOR SALE

111 S. Morgan St.



850 W. Jackson Blvd.



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

The Loop

The Chicago Loop refers to the official downtown area. As the second largest central business district in the United States, it is home to the Chicago Mercantile Exchange and the Chicago Board of Trade. The Loop houses numerous historic buildings, world-famous skyscrapers, and the State Street shopping district. It also boasts some of the nation's favorite attractions, including Millennium Park, Willis Tower and the Art Institute. All major train lines lead to the Loop.

Morgan Street Cafe & M2

Sizes (Approx.)	1,010 SF (Morgan Street Cafe)
	1,625 SF (M2)
Price	\$300,000 (Two Businesses For Sale)

For additional information or to schedule a showing contact:

Anthony Citriglia

312.575.0480 ext. 10

anthony@kudangroup.com

Jerrod Rosen

312.575.0480 ext. 21

jerrod@kudangroup.com



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,287	207,365	568,779
2015 Female Population	23,203	209,655	575,080
2015 Total Population	47,490	417,020	1,143,859
2015 Total Daytime Pop.	37,086	346,296	974,005

Housing

2015 Total Housing Units	18,211	164,305	486,548
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Income

2015 Median Household Income	\$49,267	\$53,426	\$53,310
2015 Per Capita Income	\$25,600	\$27,520	\$30,882
2015 Average Household Income	\$111,703	\$99,407	\$87,338

Nearby Businesses

Green City Market	Tapworks
Title Boxing Club	Brooklyn Boulevards
Jak's Tap	Up City
Tailor Lofts Apartments	Coop Gym

Property Description

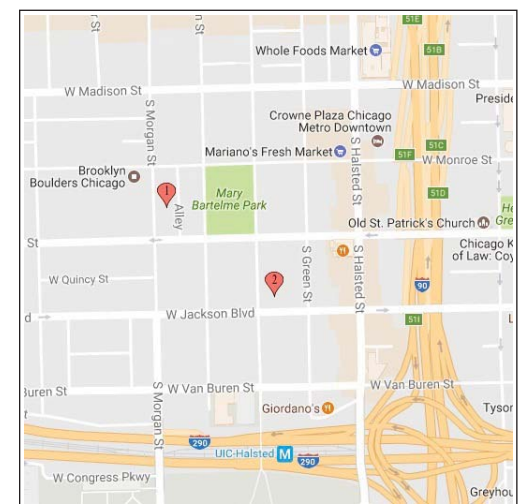
Two beautifully built out cafes in Chicago's thriving West Loop. Both newly remodeled with appealing decor. Businesses are a local favorite and a staple in the community.

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. 3/61 4-2-15

Map

West Loop



LISTING INFO

Agent(s) Responsible	Jerrod Rosen jerrod@kudangroup.com Anthony Citriglia anthony@kudangroup.com
Is this Confidential?	YES. NO NDA REQUIRED. <i>Operating Business. Please do not disturb employees or management.</i>
Transaction Type	Two Businesses for sale with lease assignments.
Type of Property	Two coffee houses.
Sale or Lease	Business Sale.
Property Data	
Addresses	Morgan Street Café 111 S Morgan St.Chicago, IL60607 M2 850 W Jackson Blvd. Chicago, IL 60607
Property Description	Two beautifully built out cafés in Chicago's thriving West Loop. Both newly remodeled with appealing décor. Businesses are a local favorite and a staple in the community.
Area	West Loop
County	Cook
Sale Price	\$300,000 – Price includes both locations.
Location Description	The West Loop Gate makes up the north central area of the Near West Side, west of Chicago's Loop. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. The neighborhood also extends to the Chicago River south of Madison St. In a relatively short time, the community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques and art galleries. The neighborhood is also home to some of the city's newest and most acclaimed foodie destinations, along with well-loved classic diners and brunch spots
Nearby Businesses	Green City Market, Title Boxing Club, Jaks Tap, Tailor Lofts Apartments, Tapworks Tavern& Grill, Brooklyn Boulders, 1000 West Adams Condo Association, Up City, Coop Gym, and hundreds of other apartments, offices, and small business nearby.
Ward	25th Ward
Alderman	Daniel S. Solis - 773-523-4100 1800 S. Blue Island Ave. Chicago IL 60608

LISTING INFO

Morgan Street Cafe	
Address	111 S Morgan St.Chicago, IL 60607
Rental Rate	\$3,250 per Month
Lease Type, CAM/Tax, Term, & Options	NNN - \$500 monthly for CAM/Taxes Starting 1-1-16 to 12-31-20 with 3 two-year options at 5% increases.
Security Deposit	None
Building Height	7 Stories
Size	1,010 Approx.
Parking	3 spaces Pu245, PU246, PU247
Zoning	DX-5
Licenses	Retail Food
A/C & Heat	Central Air
Electric (amps)	Ask agent
Cross Streets	Morgan & Adams
Year Business Established	2005
# of Employees	7
Hours of Operation	Monday – Friday 6am to 5pm, Saturday 8am
M2 Cafe	
Address	850 W Jackson Blvd. Chicago, IL 60607
Rental Rate	\$3,859 per Month.
Lease Type, Taxes, Term, & Options	Modified Net (Taxes Only). Tenant pays 1.95% of their proportionate share of building taxes. Starting at 1-1-17 to 12-31-17 with 3% increases each year and no options.
Security Deposit	\$6,000
Building Height	8 Stories
Size	1,625 Approx.
Parking	None
Zoning	DS-3
Licenses	Retail Food
A/C & Heat	Central Air
Electric (amps)	Ask agent
Cross Streets	Jackson & Peoria
Year Business Established	2012
# of Employees	7
Hours of Operation	Monday – Friday 7am – 5pm, Saturday & Sunday Closed.
Sale Data	
Are the businesses currently operating?	Both business are currently operating. DO NOT DISTURB EMPLOYEES.
Reason for selling	Owner is pursuing new business opportunities.
FF&E included in price?	Yes
Inventory included in price?	Yes