

West Humboldt Park - Chicago LONGSTANDING RETAIL & CASH & CARRY COMPANY WITH REAL ESTATE

4034-48 W. Chicago Ave. - A&C Distributors



Business Description

Longstanding retail and cash & carry company available with real estate for sale. Located only steps away from the proposed \$95M Chicago police and fire training academy. The company has been serving Chicago customers for over 30-years, specializing in janitorial, food service items, dry goods and paper goods. Licenses include retail and wholesale distribution as well as the Il. Dept of Ag. Meat and Poultry brokers. Part of the LINK program.

4034-4048 W. Chicago Ave. Chicago, IL - A&C Distributors

Total Lot Size (Approx.)	27,193 SF
Building Size (Approx.)	19,878 SF
Parking Size (Approx.)	7,135 SF
Price	\$950,000 (Business with Real Estate)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	19,206	215,520	572,360
2015 Female Population	20,994	228,405	576,475
2015 Total Population	40,200	443,925	1,148,835
2015 Total Households	12,204	147,036	405,900
Housing			
2015 Total Housing Units	15,836	171,755	446,311
Income			
2015 Median Household Income	\$28,942	\$38,435	\$49,490
2015 Per Capita Income	\$12,347	\$19,299	\$27,832
2015 Average Household Income	\$40,551	\$57,590	\$77,003

Nearby Businesses

Falcon Transportation
Regal Cut Stone
All Things Are Possible Daycare Center
Orr Academy High School

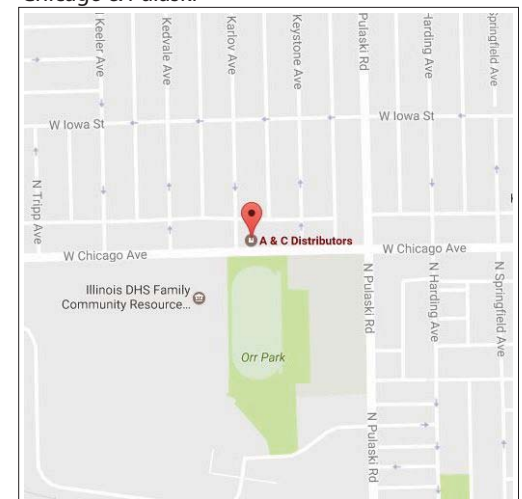
Real Estate Highlights

- Industrial building (19,878 sf)
- Parking for 15 cars
- Three 20' overhead doors
- Multiple offices and restrooms
- 2,000 sf freezer
- Loading dock
- Metal shelving and warehouse equipment (fork lifts, carts, dollies, etc.) available

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. 652 04-21-14

Map

Chicago & Pulaski



LISTING INFO

Agents Responsible	Bob Borchardt/Chad Severson
Transaction Type	Business and/or Real Estate Sale
Type of Property	Industrial
Real Estate included in price?	Yes
Property Data	
Business Name	A & C Distributors
Address	4034--4048 W. Chicago Avenue
City, Zip Code	Chicago, Il. 60651
Area	West Side
County	Cook
Sale Price	\$950,000 (Business & Real Estate)
Building Type and Year Built	Brick 1935
Stories	One
Size	19,878 SF
Lot Size	27, 193 SF
Parking	+/- 7,315 SF
Zoning	M-1
Licenses	Retail and Wholesale Food/Il. Dept. Ag. Meat and Poultry
A/C & Heat	Forced Air offices, hanging space heaters in warehouse
Alderman – Name and Phone Number	Emma Mitts - Ward 37 773-379-0960
Nearby Businesses	Falcon Transportation, Regal Cut Stone, United Spring & Manufacturing
Cross Streets	Chicago & Pulaski
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Name	A & C Distributors (www.aandcdistribution.com)
Business Description	Cash & carry of janitorial supplies, food service, paper goods, dry goods.
Year Established	1987
Years of Operation	30
No. of Employees	5
Hours of Operation	7AM-3PM
Reason for selling	Retirement
Approx. Annual Gross Sales	\$960,000
FF&E included in price?	Negotiable
Inventory included in price?	No
Will seller provide training?	Yes. One month of training.
Competition/Market Overview	Restaurant Depot
Growth/Expansion possibilities	New products