

LISTING INFO

Agent Responsible	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Asset Sale with Lease Assignment and Bill of Sale for FF&E
Type of Property	Restaurant- QSR
Property Data	
Property Name	I LOVE SUSHI
Address	869 N. Larrabee St.
City, Zip Code	Chicago, IL 60610
Area	Near North
County	Cook
Sale Price	\$74,900 (Asset Sale)
Rental Rate	\$2,000 Per Month
Lease Type	Net
Lease Term	Eight and half Years (8/2024)
Options	TBD
Yearly Adjustment	4%
Taxes	\$100 Monthly
Security Deposit	\$4,000
Building Type and Year Built	Brick
# of Seats	Approx. 24
Stories	Retail on First Floor of 7 Floor Mixed Use Building
Size	+/- 850 SF
Lot Size	N/A
Parking	Ample Street and Neighboring Parking Lot
Zoning	B3-5
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	200 Amp
Ceiling Heights	10 ft.
Ward	42nd
Alderman	Brendan Reilly
Nearby Businesses	Goddess and The Grocer, Groupon Corporate Headquarters, Motel Bar.
Business Description	Newly built-out, quick-service restaurant located across the street from Groupon Headquarters next to Goddess and The Grocer. Large Office Buildings and High End Residential Units surround this location opportunity. Self contained Black Iron Cooking Equipment allow for most types of food preparation include cooking with gas and oil. Casual comfortable dining area seats 20+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining. BELOW MARKET RENT !!!!
Cross Streets	Intersection of Chicago/Larrabee

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

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Business Data	
Is the business currently operating?	Yes. <i>Please do not disturb employees or management.</i>
Year Established	2013
Years of Operation	2 years
No. of Employees	3
Hours of Operation	Mon-Fri 11am – 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