



SIP COFFEE HOUSE

1223 W. Grand Ave. Chicago, IL 60642



Business for Sale

WEST TOWN

Established in 1999, this beloved coffee shop was originally settled in an old Italian barbershop on Grand & Ogden. It has since expanded, doubling in size, with two lush outdoor courtyards.

Sip Coffee House
1223 W. Grand Ave. Chicago, IL 60642

SIZE	1,866 SF Business 3,321 SF Lot
RENTAL RATE	\$23/SF
RENTAL TYPE	NNN
ASKING PRICE	\$115,000 (Business)

Highlights:

- Tall ceilings and modern finishes in a vintage building
- Local favorite for over 18 years
- Loyal customer base
- One of the longest running independent coffee houses of Chicago

Property Data

SIP - 1223 W. Grand Ave. Chicago, IL 60642

Lease Term
Yearly Adjustment
CAM & Insurance

Negotiable
Negotiable
CAM \$4,416 Annually. (CAM may adjust annually.)
Insurance is \$2,895 Annually.

Security Deposit

Depending on Tenant Financials

Taxes
Building
of Seats

\$8,640 Annually
Frame 1891

Stories
Size

59
Two
1,866 SF Approx.

Lot Size
Parking

3,321 SF Approx.
2 Tenant Spaces

Zoning
Licenses

M2-2
Retail Food

A/C & Heat

Two AC units for used for coffee house

Electric (amps)

Ask agent

Type of Roof & Age

New

Type of Basement

None

Ceiling Heights

18 to 20 feet

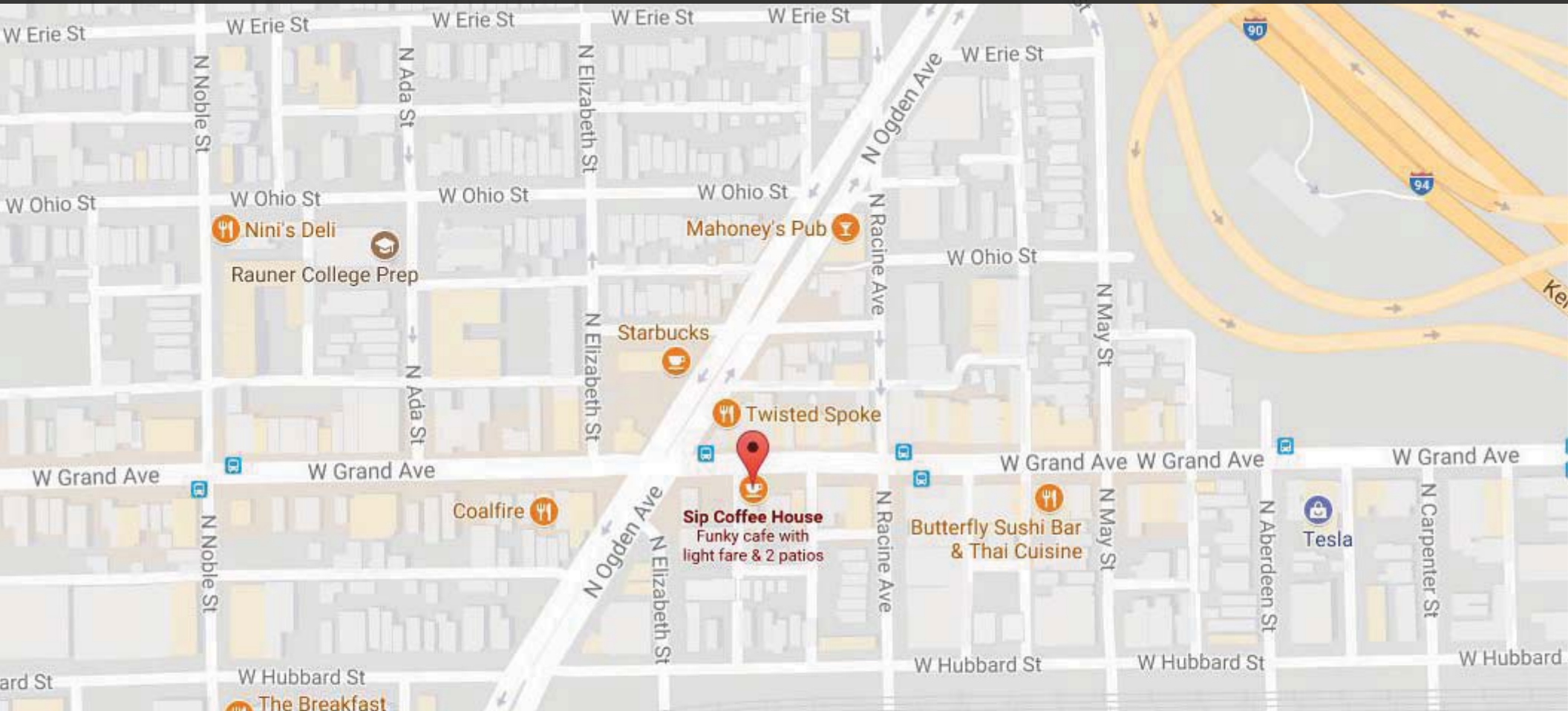
Ward

27

Alderman

Walter Burnett Jr. 312-432-1995

MAP



Nearby Businesses:



566 W. Lake St. Suite 225 Chicago, IL 60661 www.kudangroup.com

CONTACT:

Adam Salamon
312.575.0480 ext. 16
adam@kudangroup.com



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KG KUDAN GROUP

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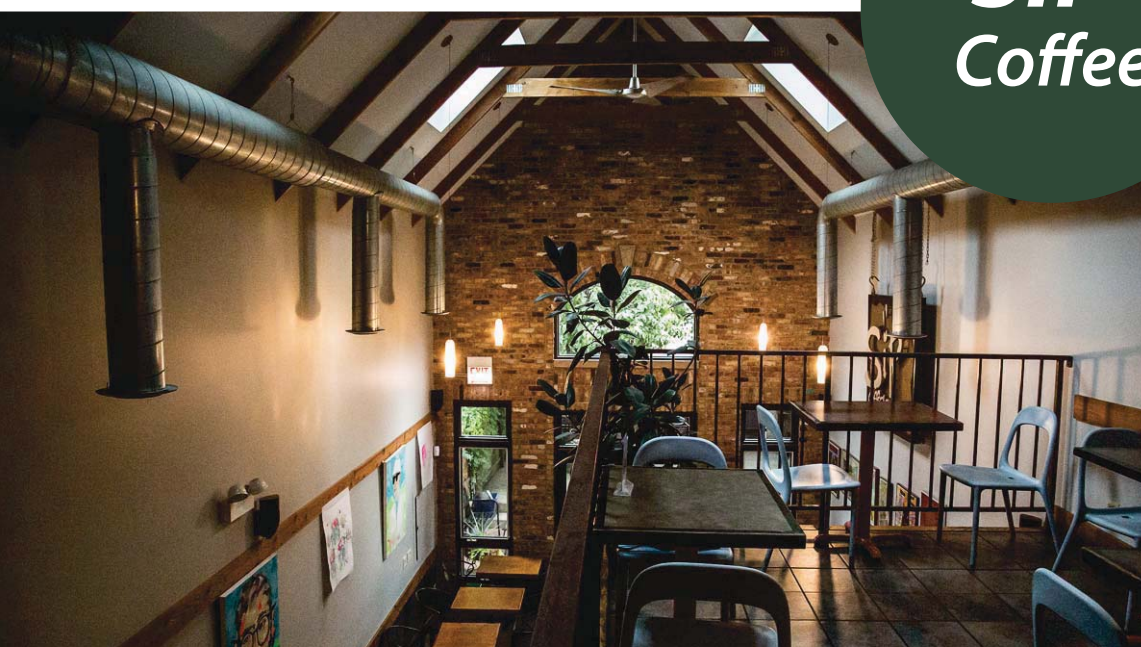
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A photograph of an outdoor patio area. On the left, there are wooden stairs leading up to a second level. A large red patio umbrella is open on the right side. In the foreground, there are several black metal mesh tables and chairs. The background shows a brick building and a window looking into a shop.

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*For showings and more details,
please contact:*

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