

# Lakeview- Chicago TURN-KEY, FULLY OPERATING LIQUOR STORE BUSINESS AND/OR REAL ESTATE FOR SALE



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

1433 W. Belmont Ave. Unit 1 - CRAFT Liquor



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

## Features

- Dark wood built-in wine racks
- Massive center island with shelving for tastings, merchandising & storage
- 4 large beverage coolers
- Back storage area + large enclosed storage room with 3 compartment industrial sink, separate hand sink & full size refrigerator
- Updated ADA compliant bathroom
- Custom lighting and new wide plank wood flooring throughout
- Exterior custom signage and awnings

## Neighborhood Description

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

1433 W. Belmont Ave. Unit 1 Chicago, IL 60657 - CRAFT

Size (Approx.)	1,400 SF
Rental Rate	\$2,345 per Month (Net)
Asking Price	\$435,000 (Real Estate & Business) \$110,000 (Business Only)

**Prices Reduced!**

For additional information or to schedule a showing contact:

Brian Laskov

312.575.0480 Ext. 14

brian@kudangroup.com

## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	48,150	208,455	495,472
2015 Female Population	48,634	211,723	497,701
2015 Total Population	96,784	420,178	993,173
2013 Daytime Population			

## Income

Median Household Income	\$68,156	\$66,398	\$58,889
Avg. Household Income	\$102,382	\$99,778	\$89,987
Per Capita Income	\$59,478	\$52,286	\$41,829

## Nearby Businesses

Schubas  
Zachi Nook Eatery  
Whole Foods  
Spanish Square Tapas  
Fahlstrom's Fresh Fish Market  
Theater Wit

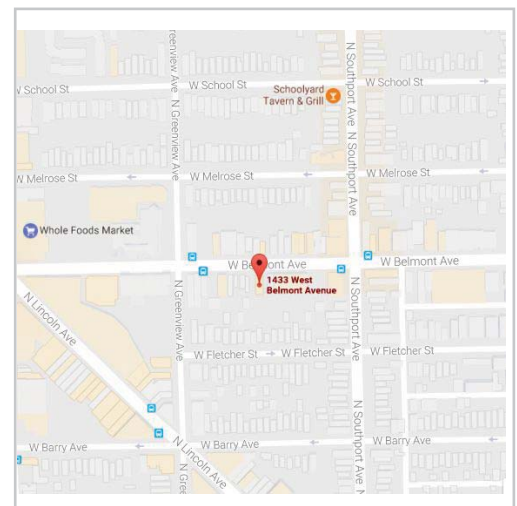
## Description

Turn-key, fully-operating liquor store featuring hundreds of beers, specialty wines and spirits. This beautifully built out commercial condo is also used as tasting room and event space. Prime location between Southport & Ashland with great vehicular and pedestrian traffic counts. Convenient 15 minute standing zone in front of business. Sale includes Packaged Goods Liquor License, all FF&E and P.O.S equipment. Business generates additional revenue from 100+ member Wine Club.

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. A126 09-01-2015

## Map

Belmont Ave. & Southport Ave.



## LISTING INFO

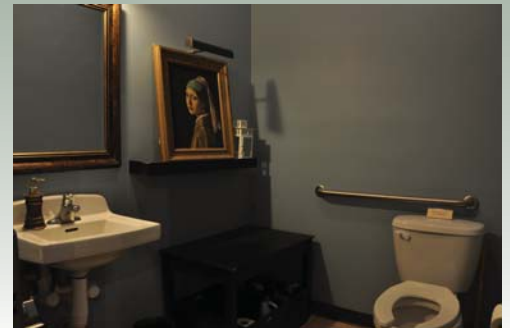
Agent	Brian Laskov
Transaction Type	Real Estate and Business - or- Business Only
Type of Property	Liquor Store in Commercial Condo of 3 flat building
Sale or Lease	Sale
Real Estate included in price?	Yes
<b>Property Data</b>	
Property Name	Craft Wine Spirits & Beer
Address	1433 W Belmont Ave. Unit 1
City, Zip Code	Chicago, IL 60657
Area	Lakeview
County	Cook
Sale Price	\$110,000.00 for Business \$435,000.00 for Real Estate and Business <b>Prices Reduced!</b>
Rental Rate	\$ 2,345.00 per month
Lease Type	Net
Lease Term	4 Years + one 5-year option
Yearly Adjustment	2.5%
CAM & Insurance	\$82.00 per month
Security Deposit	\$5,000
Taxes	\$13,690.32 (2016)
Stories	3
Size	1,400 SF
Parking	1 spot and 15 min. parking in front \$300 per. yr.
Zoning	B3-2
Licenses	Packaged Goods license
A/C & Heat	Contact agent.
Electric (amps)	Contact agent.
Type of Basement	No
Ward	32
Alderman	Scott Waguespack 773.248.1330
Nearby Businesses	Schubas, Zachi Nook Eatery, Whole Foods, Spanish Square Tapas, Fahstrom's Fresh Fish Market, Theater Wit, Stage 773
Cross Streets	On Belmont Between Greenview Ave. and Southport Ave.
<b>Business Data</b>	
Is the business currently operating?	Yes
Business Description	Turn-key, fully operating liquor store featuring 100s of craft beers, specialty wines & spirits. This beautifully built-out commercial condo is also used as a tasting room and event space. Prime location between Southport & Ashland with great vehicular

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### LISTING INFO

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Year Established	2013
Years of Operation	5
No. of Employees	2
Hours of Operation	Mon - Sun
Reason for selling	Retirement
Approx. Annual Gross Sales	\$223,500
FF&E included in price?	Yes
Inventory included in price?	No \$12,000 - \$17,000
Will seller provide training?	No

# ADDITIONAL PHOTOS



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