

## LISTING INFO

Agent	Adam Salamon
Transaction Type	Business Sale and New Lease
Type of Property	Coffee House
Sale or Lease	Lease
Real Estate included in price?	No
Special Note	<b><i>Operating business. Do not disturb employees or management.</i></b>
<b>Property Data</b>	
Property Name	Sip Coffee House
Address	1223 W. Grand Ave Chicago, IL 60642
Area	West Town
County	Cook
Sale Price	\$99,000 (Business and Assets) <b>Price Reduced!</b>
Rental Rate	\$23 PSF
Lease Type	NNN
Lease Term	Negotiable
Yearly Adjustment	Negotiable
CAM & Insurance	CAM \$4,416 Annually. (CAM may adjust annually. ) Insurance is \$2,895 Annually.
Security Deposit	Depending on Tenant Financials
Taxes	\$8,640 Annually
Building Type and Year Built	Frame 1891
# of Seats	59
Stories	Two
Size	1,866 SF Approx.
Lot Size	3,321 SF Approx.
Parking	2 Tenant Spaces
Zoning	M2-2
Licenses	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
Nearby Businesses	Coalfire, Butterfly Sushi Bar, Tesla, Mahoney’s Pub, Twisted spoke, Green Grocer Chicago, G&O, Bella Notte Ristorante, Burger Baron, River West Auto.
Property Description	Established in 1999 this beloved coffee shop is settled in an old Italian barbershop on Grand & Ogden. It has since expanded, doubling in size, and

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	now has two lush outdoor courtyards! Tall ceilings, modern finishes in a vintage building give the space a charming atmosphere that keeps guests lingering for hours. Truly a local favorite with a loyal customer base, and excellent customer service. That is why this is one of the longest running independent coffee houses in the city.
Location Description	West Town is full of young creative energy! Located on Chicago's northwest side, you'll pass colorful galleries and museums, independent theater companies, small-scale music venues and retail boutiques touting lines from local designers. Mixed in are historic churches, brick cottages, quaint coffee shops and a booming restaurant and bar scene. This community offers a multitude of things to do, whether you are looking for a brunch spot, antique furniture or vintage accessories.
Cross Streets	W. Grand and N. Ogden
<b>Business Data</b>	
Is the business currently operating?	Yes
Year Established	1999
Years of Operation	18
No. of Employees	5
Hours of Operation	Monday – Friday -7am - 7pm Saturday - 8am - 7pm Sunday - 8am - 6pm
Reason for selling	New business opportunity
FF&E included in price?	Yes
Inventory included in price?	Negotiable