

# Humboldt Park - Chicago

## RECENTLY REMODELED CORNER TAVERN/ GRILL WITH LARGE PRIVATE PATIO

*The Shelby Tap - 2759 W. Augusta Blvd. Chicago, IL*



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



Humboldt Park  
Humboldt Park is one of the 77 designated community areas on the West Side of Chicago, Illinois.

**The Shelby Tap - 2759 W. Augusta Blvd. Chicago, IL 60622**

Size (Approx.) 2,200 SF Interior

1,000 SF Outdoor Patio

Rental Rate \$4,283 per Month (Net)

Price \$219,000 (Business) **PRICE REDUCED!**

For additional information or to schedule a showing contact:

Georg Simos

312.575.0480 ext. 21

georg@kudangroup.com



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

### Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population			
2015 Female Population	20,701	225,540	587,825
2015 Total Population	22,293	237,143	591,818
2015 Total Households	42,994	462,683	1,179,643
	12,593	153,769	416,103
<b>Housing</b>			
2015 Total Housing Units			
	15,733	178,409	462,042
<b>Income</b>			
2015 Median Household Income			
Per Capita Income	\$31,719	\$39,992	\$49,551
2015 Average	\$12,788	\$20,107	\$27,646
Household Income			
Household Income	\$43,557	\$59,892	\$76,788

### Nearby Businesses

Spinning J Bakery and Soda Fountain  
Cafe Marie-Jeanne  
Rootstock Wine & Beer Bar  
The California Clipper

### Property Description

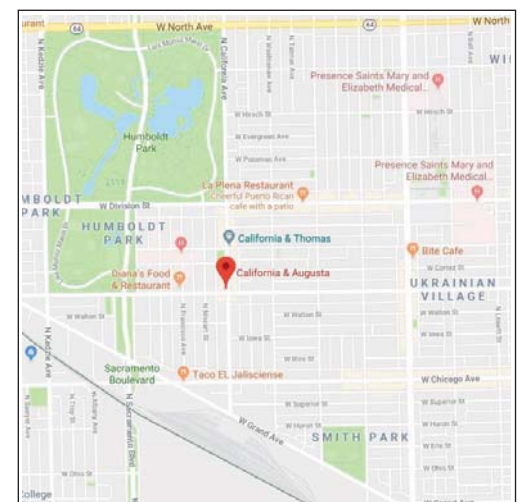
Recently remodeled tavern/grill in Humboldt Park. Casual eatery/neighborhood hangout spot with full bar, large private patio and dart room. Located at the corner of California & Augusta.

*Operating business. Do not disturb employee or management.*

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. 361 4-2-15

### Map

#### California & Augusta



## LISTING INFO

Agent Responsible	Georg Simos
Transaction Type	Business for Sale with Lease Assignment
Type of Property	Restaurant / Tavern
<b>Property Data</b>	
Property Name	The Shelby Tap
Address	2759 W. Augusta Blvd.
City, Zip Code	Chicago, IL 60622
Area	Humboldt Park
County	Cook
Sale Price	\$219,000 (Business) <b>Price Reduced!</b>
Rental Rate	\$4,283 per Month
Lease Type	Net
Lease Term	5-Years with two 5-Year options
Yearly Adjustment	2.5%
Security Deposit	Two Months Rent
Taxes	\$4,800 per year
Building Type and Year Built	Mixed Use
# of Seats	56 Interior - 48 Outdoor Patio
Size	2,200 SF Interior 1,000 SF Patio
Lot Size	3,300
Parking	Street
Licenses	Tavern, Retail Food, Outdoor Patio
A/C & Heat	Forced Air
Electric (amps)	See agent
Type of Roof & Age	Flat
Type of Basement	Full
Ceiling Heights	12'
Ward	26 <sup>th</sup> Ward
Alderman	Roberto Maldonado
Nearby Businesses	Café Marie-Jeanne, Rootstock, California Clipper
Property Description	Mixed-Use Corner Building
Cross Streets	Augusta and California
<b>Business Data</b>	
Is the business currently operating?	Yes. <b>Operating business. Do not disturb employees or management.</b>
Business Name	The Shelby Tap
Business Description	Corner tavern/grill in Humboldt Park. Casual eatery/neighborhood hangout spot with full bar, large private patio and dart room.
Year Established	2014
Years of Operation	4
No. of Employees	15
Hours of Operation	5pm – 2am
Reason for selling	Absentee Owner
Approx. Annual Gross Sales	\$600,000

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

**LISTING INFO**

FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes
Competition/Market Overview	Up and coming neighborhood with young demographic and emerging nightlife.
Growth/Expansion possibilities	New concept / chef. Engaged ownership. Converting patio to a year round space.