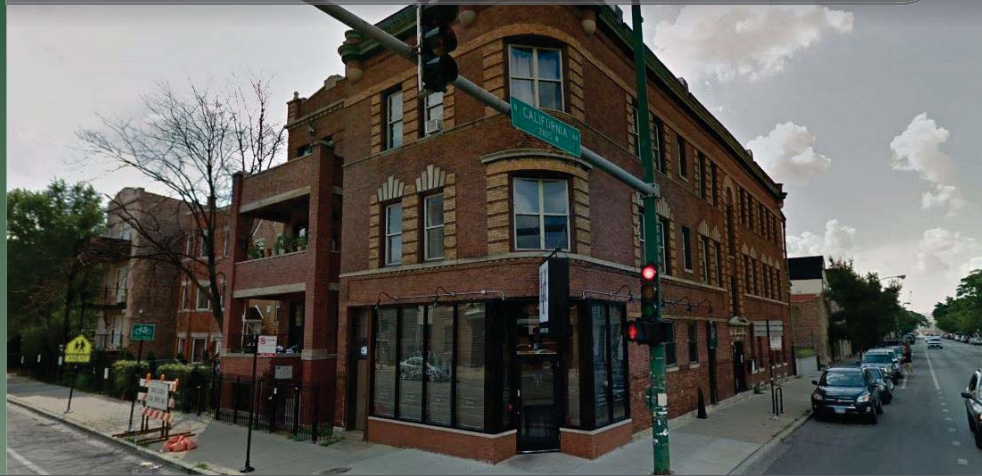


Humboldt Park - Chicago

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. Wrightwood Ave. Chicago, IL 60622

Size (Approx.) 2,200 SF Interior

1,000 SF Outdoor Patio

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

Price \$250,000 (Business)

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 |
| Housing | | | |
| 2015 Total Housing Units | | | |
| | 15,733 | 178,409 | 462,042 |
| Income | | | |
| 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

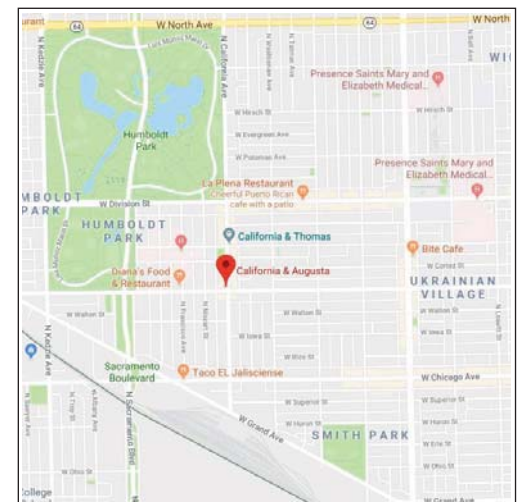
Recently remodeled tavern/grill in Humboldt Park. Casual eatery/neighborhood hangout spot with full bar, large private patio and dart room. Located at the corner of California & Augusta.

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 |
| Property Data | |
| Property Name | The Shelby Tap |
| Address | 2759 W. Augusta Blvd. |
| City, Zip Code | Chicago, IL 60622 |
| Area | Humboldt Park |
| County | Cook |
| Sale Price | \$250,000 (Business) |
| 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 th Ward |
| Alderman | Roberto Maldonado |
| Nearby Businesses | Café Marie-Jeanne, Rootstock, California Clipper |
| Property Description | Mixed-Use Corner Building |
| Cross Streets | Augusta and California |
| Business Data | |
| Is the business currently operating? | Yes. <i>Operating business. Do not disturb employees or management.</i> |
| 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. |