

LISTING INFO

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| 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 | Operating business. Do not disturb employees or management. |
| Property Data | |
| 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) Price Reduced! |
| Rental Rate | \$21 PSF Price Reduced! |
| Lease Type | NNN |
| Lease Term | Negotiable |
| Yearly Adjustment | Negotiable |
| Security Deposit | Depending on Tenant Financials |
| Taxes | \$9,286 (2017) |
| 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 | MOTIVATED SELLER! 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 now has two lush outdoor courtyards! Tall ceilings, modern finishes in |

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

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| | <p>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.</p> |
| Location Description | <p>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.</p> |
| Cross Streets | W. Grand and N. Ogden |
| Business Data | |
| 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 |