

LISTING INFO

Agent(s) Responsible	Jarrett Fradin
Transaction Type	Real Estate Sale with Restaurant Business For Sale
Type of Property	Mixed-Use Three-Story Building
Confidential	Yes, NDA Required. Operating business. Do not disturb employees or management.
Property Data	
Business Name	Sapori Trattoria
Address	2701 N. Halsted Street
City, Zip Code	Chicago, IL 60614
Submarket	Lincoln Park
County	Cook
Total Sale Price	\$3,995,000
Real Estate Price	\$2,780,000
Business Price	\$1,215,000
Building Sq Ft	+/- 7,789 SF
Business Sq FT	+/- 5,400 SF
Lot	25' X 134'
Rental Rate	\$34.65 SF
Lease Net Charges	\$3.58 SF
Building Tax	\$20,924 2016 Tax Year
Occupancy	193 Inside, 80 Outdoor Patio
Square Feet	Restaurant Space consists of Approx 5,400 SF on the first two floors with an additional lower level. Two residential units located on the third floor consisting of approx 2,384 SF.
Business Description	In addition to the real estate, this offering includes the Italian restaurant business operating under the trade name Sapori Trattoria, with over 17 years of operating experience. This high grossing and extremely profitable neighborhood Italian restaurant features Southern Italian Cuisine. Recent Awards Include (Zagat's Top 50 Italian Restaurants in America, Top 1000 Restaurants in America, Chicago Magazine- "Best in Chicago" for Homemade Pumpkin Ravioli dish, and a 19.5/20 Critics rating. All of the restaurant's furniture, fixtures, and equipment as well as all the intellectual property will be conveyed as part of the transaction.
Residential Make Up	3F (3BR- 2.5 BA) \$2,400 July 1, 2019 3R (3BR-2.0 BA) \$2,700 July 1,2019 3O (+/- 500 SF Office for Restaurant) \$900
Residential Lease Term	Annual -Same tenants without increase last 4 years.
Building Type	3 Story Brick

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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Frontage	Outdoor Seating of 100' on Schubert
Current Sign Rental	\$600 Monthly
Security Deposit	TBD
Guarantee	TBD
Parking	Valet- Metered street parking.
Zoning	B3-1 Commercial
Licenses	Incidental Liquor, Sidewalk Café and Retail Food
A/C & Heat	3 - 5 Ton Units in Restaurant and 1- 6 ton unit for Residential
Electric (amps)	600 Three Phase
Type of Basement	¾ basement
Ceiling Heights	14'+ First Floor 11'+ on Second Floor
Ward	43 rd - Michelle Smith
Year Built	1889
Nearby Businesses	Alive One, Hidden Shamrock, Home Depot, Raj Darbar
Property Description	5 Separate Dining Areas, 2011 West Dining Build Out, 2014 Built out East Dining second Floor , revamped the back area of first floor Dining Area, Refaced and re-equipped entire dining room in 2017 with new plumbing. Two Loading Zones 1 on Halsted and 1 on Schubert.
Cross Streets	Corner of Halsted and Schubert

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