

North Center - Chicago ESTABLISHED COFFEE SHOP ON CORNER WITH REAL ESTATE FOR SALE

4164 N. Lincoln Ave. #C-1S Chicago, IL 60618



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

North Center

North Center is one of the 77 community areas of Chicago, located in the city's North Side. North Center is bordered on the north by Montrose Avenue, on the south by Diversey Parkway, on the west by the Chicago River and on the east by Ravenswood Avenue, it includes the neighborhoods of North Center, Roscoe Village, St. Ben's and Hamlin Park. The Brown Line of the Chicago 'L' has stops within the community area at Addison and Irving Park. North Center is considered a vibrant neighborhood with an eclectic mix of retailers, restaurants, live music, theater, and service-oriented businesses. It is also home to some of the best public schools in the City of Chicago. The community is home to Ribfest Chicago, the annual summer street festival along Lincoln Avenue. North Center was voted one of Chicago's best neighborhoods by the Chicago Magazine in 2014. Source: wikipedia.org

Red Eyes Coffee - 4164 N. Lincoln Ave. Chicago, IL 60618

Size (Approx.)	1,500 S.F.
Zoning	B1-2
Price	\$290,000 (Real Estate)
	\$35,000 (Business)
	\$325,000 (Total)

For additional information or to schedule a showing contact:

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Demographics (2016)

	Total
Population	34,942
Median Age	33.8
Median Household Income	\$97,703
Households	14,549

Nearby Businesses

Jewel Osco	Starbucks
Lou Malnati's	Bad Apple
Half Acre Brewery	Kitsune Restaurant
Cho Sun Ok	CVS

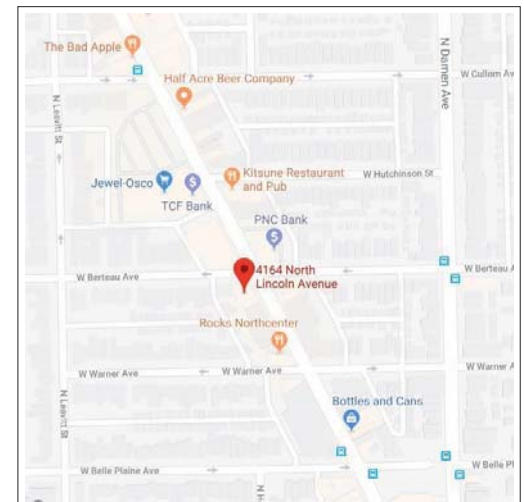
Description

Well established local coffee shop RED EYES COFFEE for sale with real estate. Corner location commercial condo in the heart of North Center's shopping area along Lincoln Ave. Join many national & local businesses. Ideal for most any commercial use or continue current operation. Sold with the business & all fixtures for \$325,000. Huge upside for savvy entrepreneur to expand business and profit.

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. 2-6-2014 - 1031

Map

Southwest corner of Lincoln & Berteau



LISTING INFO

Agent	Brian Laskov brian@kudangroup.com
Type of Property	Commercial Condo for Sale with Coffee Shop
Transaction T ype	Business & Real Estate for Sale
Property Data	
Property Name	Red Eyes Coffee
Address	4164 N Lincoln Avenue #C-1S
City, Zip Code	Chicago, IL 60618-3083
Area	North Center
County	Cook
Sale Price	\$290,000 Real Estate \$35,000 Business \$325,000 Total
HOA	\$180 per mo.
Taxes	\$10,360 (2017)
Building Type and Year Built	4 Story Condo Building Built in 2002
# of Seats	See Agent
Size	+/- 1,500 SF
Lot Size	3,125 SF
Parking	Street Parking
Zoning	B1-2
Licenses	Retail Food
A/C & Heat	See Agent
Electric (amps)	See Agent
Type of Basement	None
Ceiling Heights	See Agent
Ward	47
Alderman	Ameya Pawar - (773) 868-4747
Nearby Businesses	Jewel-Osco, Lou Malnati's, Half Acre Brewery, Cho Sun Ok, Bottles and Cans, Wild Goose, Starbucks, Bad Apple, PNC Bank, CVS
Property Description	Well established local coffee shop RED EYES COFFEE for sale with real estate. Corner location in the heart of North Center's shopping area along Lincoln Ave. Join many national & local businesses. Ideal for most any commercial use or continue current operation. Sold with the business & all fixtures for \$325,000. Huge upside for savvy entrepreneur to expand business and profit.
Cross Streets	Southwest Corner of Lincoln and Berteau 3 Blocks North of Irving Park
Business Data	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Year Established	2007 (11 Years of Operation)
No. of Employees	3
Reason for selling	Retiring
FF&E included in price?	Yes

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INTERIOR PHOTOS



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