

# West Town - Chicago

## RECENTLY UPDATED, TURN-KEY RESTAURANT



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

1156 W. Grand Ave. Chicago, IL 60642



### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,779	240,586	534,560
2015 Female Population	23,501	248,347	539,6495
2015 Total Population	48,280	488,933	1,074,209
2015 Total Households	22,931	232,846	453,202

### Income

2015 Median Household Income	\$71,109	\$65,867	\$54,831
2015 Per Capita Income	\$48,830	\$49,325	\$37,506
2015 Average Household Income	\$101,742	\$99,863	\$86,008

### Nearby Businesses

D'Amato's Wholesale Bakery  
Bari  
Salerno's Pizza  
TWO

### Description

Recently updated turn-key restaurant in West Town. This hip neighborhood sushi & Japanese restaurant includes two hoods and sidewalk patio. Located in West Town near popular restaurants, coffee shops and art galleries. Conveniently located near Blue Line and HWY 90/94. All FF&E included.

**OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES 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. 10-12-2011- 464

### Map

Grand Ave. & Racine Ave.



### West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

### Tsukiji Fish Market - 1156 W. Grand Ave. Chicago, IL 60642

Size (Approx.)	1,600 SF
Zoning	C2-2 / Zoning Approved for Cannabis
Rental Rate	\$4,372 per Month (Net)
Price	\$139,000 (Business)

For additional information or to schedule a showing contact:

Brian Laskov

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Brian@kudangroup.com

## LISTING INFO

Agent Responsible	Brian Laskov
Transaction Type	Business Only for Sale with Lease Assignment
Type of Property	Restaurant
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	Tsukiji Fish Market
Address	1156 W Grand Avenue
City, Zip Code	Chicago, IL 60642
Area	West Town
County	Cook
Sale Price	\$139,000 (Business)
Rental Rate	\$4,372.00 per Month
Lease Type	Net
Lease Term	5 years
Yearly Adjustment	3%
Taxes, CAM & Insurance	\$1,184.40 per. mo. or \$9/SF
Water	\$150 per. Mo.
Security Deposit	\$8,744.00
Taxes	25% of property tax
Building Type and Year Built	4 story mixed use building
# of Seats	70 inside plus 10 sidewalk patio
Stories	1
Size	1,600 square feet
Parking	Street (option to rent 1 space in back \$200 per. Mo.)
Zoning	C2-2 Zoning Approved for Cannabis
Licenses	Retail Food and Incidental Liquor License
A/C & Heat	Yes
Electric (amps)	201-600 Amps, 3 Phase
Type of Basement	800 SF
Ward	27 Ward
Alderman	Alderman Walter Burnett, Jr. 312.432.1995
Nearby Businesses	Roots Hair Salon, Butterfly Sushi Bar, Salerno's Pizza of Chicago, Two, Bari, D'Amato's Wholesale Bakery
Property Description	Recently updated turn-key restaurant. Include 2 hoods and sidewalk patio.
Location Description	West Town/ River West/ West Loop popular restaurants, art galleries, coffee shops blocks away from 90/94 and close to blue line
Cross Streets	Grand Ave. & Racine Ave.
<b>Business Data</b>	
Is the business currently operating?	Yes. <b>Operating business. Do not disturb employees or management.</b>
Business Description	Hip Neighborhood Sushi & Japanese Restaurant.
Year Established	2014

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**LISTING INFO**

Years of Operation	5 yrs
Hours of Operation	Friday & Saturday 11AM–11PM Sunday - Thursday 11AM–10PM
Reason for selling	Moving
Approx. Annual Gross Sales	\$800,000
Showings	Before 11:00 am
FF&E included in price?	Yes