

West Town - Chicago MIXED USE BUILDING WITH 45+ YEARS ESTABLISHED BUSINESS

2258 W. Erie St. Chicago, IL 60612



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

West Town

Located within the West Town community area are Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park. Boutiques, art galleries, theater, 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.

Fiore's Deli- 2258 W. Erie St. Chicago, IL 60612

Size (Approx.)	1,300 SF Retail Space + Basement Patio and 2-Car Garage
Residential Unit	2-Bedrooms/1-Bathroom
Lot Size	2,921 SF
Sale Price	\$844,000 (Real Estate + Business)
	\$169,000 (Business Only)

For additional information or to schedule a showing contact:

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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

Dark Matter Coffee
Mr. Brown's Lounge
Bacci Pizzeria
Kasia's Deli

Description

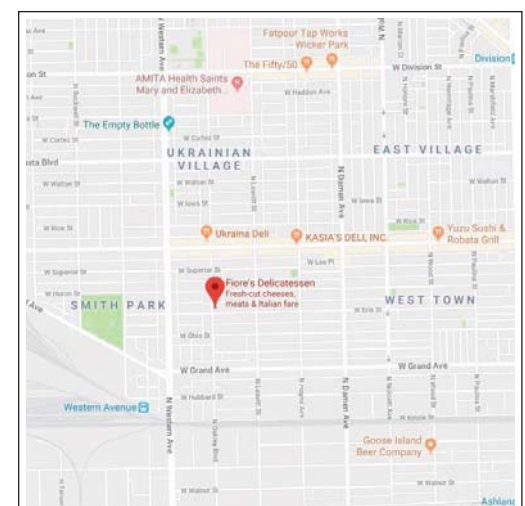
Corner mixed-use brick building for sale in hot West Town. 45+ years established Deli shop occupies first floor and basement for storage. Recently updated 2-bedroom/1-bathroom apartment on second floor features SS appliances, hardwood floors and new windows. Outdoor patio and 2-car garage included in sale. Owner will train.

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. 522 1-14-2013

Map

Oakley and Erie



LISTING INFO

Agent	Brian Laskov brian@kudangroup.com
Transaction Type	Mixed Use Real Estate and Business for Sale
Type of Property	2-story Mixed Use Building
Real Estate included in price?	Yes
Property Data	
Property Name	Fiore's Deli
Address	2258 W Erie St
City, Zip Code	Chicago, IL 60612
Area	West Town
County	Cook
Sale Price	\$844,000 Business & RE \$169,000 Business Only
Rental Rate	\$2,700 per Month
Lease Type	Gross
Lease Term	Negotiable
Yearly Adjustment	Negotiable
Taxes	\$8,609 (2017)
Building Type and Year Built	1906
# of Seats	20
Stories	2
Size	1,300 SF + Basement, Patio and 2-Car Garage
Lot Size	2,921 SF
	One Apartment - 2 Bedroom 1 Bath
Parking	2 Car Garage
Zoning	R-4
Licenses	Retail Food and Tobacco
A/C & Heat	Central air in retails space and boiler 2 nd floor
Basement	Full basement with kitchen/prep area and room for storage.
Ward	26
Alderman	Roberto Maldonado 773.395.0143
Nearby Businesses	Dark Matter Coffee, Mr. Brown's Lounge, Bacci Pizzeria, Kasia's Deli, WHISK, Roots Handmade Pizza
Property Description	Corner mixed-use brick building for sale in hot West Town. 45+ years established Deli shop occupies first floor and basement for storage. Recently updated 2-bedroom/1-bathroom apartment on second floor features SS appliances, hardwood floors and new windows. Property includes an outdoor patio and 2-car garage as well. Owner will train.
Cross Streets	Oakley & Erie

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LISTING INFO

Business Data	
Is the business currently operating?	Yes, Operating business. Do not disturb employees or management.
Business Description	Deli
Year Established	1974
Years of Operation	45 years
Hours of Operation	M-F 7-7 Sat 7-6:30 Sun 9-4
Reason for selling	Retiring
FF&E included in price?	Yes
Will seller provide training?	Yes