

Oak Park - Chicago West Suburbs CORNER NEIGHBORHOOD RESTAURANT AND BAR WITH OUTDOOR SEATING

800 S. Oak Park Ave.



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



Oak Park

Oak Park is a village adjacent to the west side of Chicago, IL. It is the 29th most populous municipality in Illinois. As of the 2010 census, the village has a population of 51,878.

Obsessed Kitchen & Bar - 800 S. Oak Park Ave. Oak Park, IL 60304

Size	Approx. 1,648 SF
Rental Rate	\$2,546.71 per Month (NNN)
Price	\$199,000 (Business)

For additional information or to schedule a showing contact:

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Demographics

	Total
Population	
2010 Total Population	51,878
2018 Estimated Population	52,265
2010 Total Households	22,670
Housing	
2010 Total Housing Units	2,596
Income	
2010 Median Household Income	\$78,384
2010 Per Capita Income	\$46,687

Nearby Businesses

Avenue Ale House
Margarita's
Hole in the Wall Custard Shop

Description

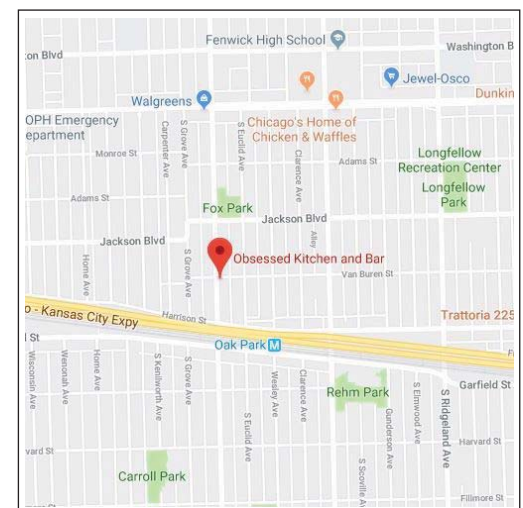
Corner neighborhood restaurant and bar offering global cuisine with locally sourced ingredients. Seats 60 indoors and 24 on sidewalk. All FF&E and inventory included with the sale. Basement for storage, walk-in cooler and more refrigeration.

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. F72 1-16-2013

Map

Oak Park Avenue and Van Buren



LISTING INFO

Agent	Georg Simos georg@kudangroup.com
Transaction Type	Business Only for Sale with Lease Assignment
Type of Property	Mixed Use Three Story Building
Real Estate included in price?	No
Property Data	
Business Name	Obsessed Kitchen & Bar
Address	800 S. Oak Park Ave.
City, Zip Code	Oak Park, IL 60304
County	Cook
Sale Price	\$199,000 (Business Only)
Rental Rate	\$2,546.71 per Month
Lease Type	NNN
Lease Term	New Lease will be provided
Yearly Adjustment	1.5%
CAM	\$300
Insurance	\$1,005.34
Security Deposit	Two months base rent
Taxes	\$1,360
Building Type and Year Built	Mixed Use
# of Seats	±60 interior and 24 sidewalk
Stories	Three
Size	1,648
Zoning	NC - Neighborhood Commercial
Parking	Street
Licenses	Food, Liquor, Sidewalk
A/C & Heat	Forced Air
Type of Roof & Age	Flat
Type of Basement	Used for storage, walk in cooler + more refrigeration
Ceiling Heights	15'
Nearby Businesses	Avenue Ale House, Sen Sushi, Carnival Foods, Margarita's, Hole in the Wall Custard Shop
Property Description	Mixed Use 3-Flat
Location Description	Corner retail space on commercial stretch of busy Oak Park Ave., steps from the Blue Line stop.
Cross Streets	Oak Park Ave & Van Buren
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Name	Obsessed Kitchen & Bar
Business Description	Neighborhood Restaurant and Bar
Year Established	2017
No. of Employees	11
Hours of Operation	Opens at 4:30pm Tu – Fri and at 11:00 on the weekends.

LISTING INFO

Reason for selling	Career change
Approx. Annual Gross Sales	± \$650,000
FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes. Negotiable.
Growth/Expansion possibilities	Expanded hours, increased alcohol focus.