

Lincoln Park- Chicago HIGH INCOME, COMPLETELY TURN-KEY BAKERY/RESTAURANT



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

Cafe Vienna - 2523 N. Clark St. Chicago, IL



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



Lincoln Park

Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

Cafe Vienna - 2523 N. Clark St. Chicago, IL 60614

Size (Approx.)	1,200 SF + 1,200 SF Lower Level
Rental Rate	\$4,594.77 per Month (Net) or \$45/SF
Price	\$179,000 (Business)

For additional information or to schedule a showing contact:

Brian Laskov

312.575.0480 Ext. 14

brian@kudangroup.com

Demographics

	Total
Resident Population	66,711
Daytime Population	79,478
Median Age	30.3
Percent Millenials	46%
College Educated	81.40%
Per Capita Average Income	\$72,387
Average Household Income	\$115,774

*2014 Easy Analytics Software Inc. (EASI)

49% of Lincoln Park households earn \$75,000 or more.

Nearby Businesses

<i>Sultan's Market</i>	<i>Colectivo</i>
<i>Walgreens</i>	<i>Del Seoul</i>
<i>Starbucks</i>	<i>Tin Lizzie</i>
<i>Aloha Eats</i>	<i>Treads Gym</i>

Description

High income, completely turn-key restaurant and bakery perfect for owner/operator. Iconic Lincoln Park cafe with over 9 years of operation. Includes sidewalk café. Recently updated, hood & black iron, electrical, POS, HVAC and more.

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. 621 1-11-2012

Map

Clark St. & Deming Pl. between Fullerton & Diversey



LISTING INFO

Agent	Brian Laskov
Transaction Type	Business Only for Sale
Type of Property	Restaurant
Real Estate included in price?	No
Property Data	
Property Name	Café Vienna
Address	2523 N Clark Street
City, Zip Code	Chicago, IL 60614
Area	Lincoln Park
County	Cook
Sale Price	\$179,000 (Business)
Rental Rate	\$4,594.77 per Month -or- \$45/SF
Lease Type	Net
Lease Term	To March 31, 2021 plus (1) 5-year option to 3/31/2026
Options	One 5-year option
Yearly Adjustment	2%
Taxes, CAM & Insurance	16.12%
Taxes	16.12% of taxes
Building Type and Year Built	2 story mixed-use building
Stories	2
Size	1,200 SF plus 1,200 SF lower level
Parking	Street
Zoning	PD-533
Licenses	Retail Food
A/C & Heat	Yes
Electric (amps)	400 – 600 recently updated
Type of Basement	Yes
Ward	43
Alderman – Name and Phone Number	Michele Smith 773-348-9500
Nearby Businesses	Lurie Children's Hospital Outpatient Center, Sultan's Market, Walgreens, Starbucks, Aloha Eats, Colectivo, Del Seoul, Toro Sushi, Chase Bank, Tin Lizzie, UPS, Treads Gym, SEE, Target, Urban Outfitters, Trader Joe's, T.J. Maxx, Banana Republic
Property Description	High income, completely turn-key restaurant and bakery perfect for owner/operator. Iconic Lincoln Park cafe with over 9 years of operation. Includes sidewalk café. Recently updated, hood & black iron, electrical, POS, HVAC and more.
Location Description	Heart of Lincoln Park busy Clark St with strong daytime and evening traffic everyday of the week. National and local retail stores, restaurants, hospital and short walking distance to lake and zoo.
Cross Streets	Clark St. & Deming Pl. between Fullerton & Diversey

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

LISTING INFO

Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	<ul style="list-style-type: none">• Authentic Austrian and German cuisine.• European breads, pastries, elegant desserts, and other baked goods.• Serves traditional Austrian dinners, breakfast, soups, salads, sandwiches in a casual neighborhood restaurant and European café.
Year Established	2011
Years of Operation	9 years
No. of Employees	10
Reason for selling	Absentee owner
Approx. Annual Gross Sales	\$866,000 (2018)
FF&E included in price?	Yes
Will seller provide training?	Yes