

# Wicker Park - Chicago

## FULLY BUILT OUT TURN-KEY RESTAURANT ON BUSY DIVISION STREET

Fifolet - 1942 W. Division St. Chicago, IL 60622



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



### Wicker Park

Located within the West Town community are. 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. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

### Fifolet - 1942 W. Division St. Chicago, IL 60622

Size	+/- 1,930 SF
Zoning	B3-2
Rental Rate	\$36.68/SF Gross
Business Sale Price	\$150,000 (Business)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	31,765	268,196	590,805
2015 Female Population	30,781	275,998	595,197
2015 Total Population	62,546	544,194	1,186,002
2015 Daytime Population	56,840	966,678	1,735,757
Income			
2015 Median Household Income	\$72,474	\$64,616	\$55,018
2015 Per Capita Income	\$49,061	\$46,783	\$37,093
2015 Average Household Income	\$104,569	\$98,292	\$85,616

### Nearby Businesses

<i>Easy Bar</i>	<i>Pub Royale</i>
<i>The Boundary</i>	<i>Colectivo Coffee</i>
<i>Fatpour Tap Works</i>	<i>Takito Kitchen</i>
<i>Via Carducci La Sorella</i>	<i>Milk &amp; Honey</i>

### Description

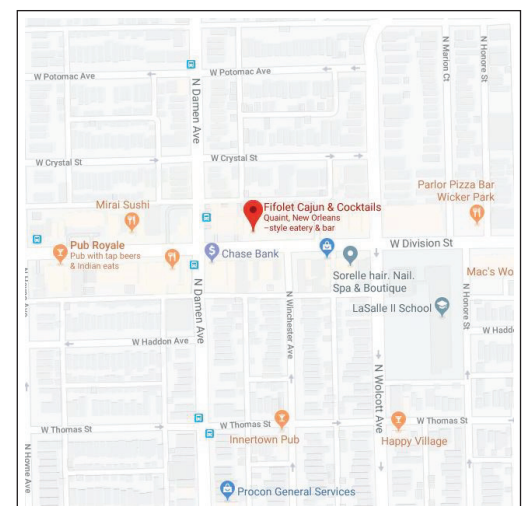
Beautiful, fully built out, turnkey restaurant on busy Division Street. Features original brickwork, sidewalk café, full bar and kitchen. Open your dream restaurant right away.

**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. 1044 09.01.2015

### Map

Division & Damen



## LISTING INFO

Agent	Daniel Rubinow daniel@kudangroup.com
Transaction Type	Business Sale
Type of Property	Restaurant
Sale or Lease	Sale
Real Estate included in price?	NO
<b>Property Data</b>	
Property Name	Fifolet Restaurant / Bosphorus, INC.
Address	1942 W. Division
City, Zip Code	Chicago, IL 60622
Area	Wicker Park
County	Cook
Sale Price	\$150,000.00 (Business)
Rental Rate	\$36.68/SF Gross
Lease Type	Gross
Lease Term	Until July 1, 2026
# of Seats	72+Sidewalk Cafe
Stories	1 plus basement
Size	1,930 SF
Parking	Street Parking
Zoning	B3-2
Licenses	Food, Consumption on Premises-Incidental Activity, Sidewalk Cafe
Ward	1
Alderman – Name and Phone Number	Daniel La Spata <a href="tel:8722062685">(872) 206-2685</a>
Nearby Businesses	Easy Bar, The Boundary, Milk & Honey, Colectivo Coffee, Via Carducci La Sorella, Takito Kitchen, Fatpour
Property Description	Beautiful, fully built out, turnkey restaurant on busy Division Street. Features original brickwork, sidewalk café, full bar and kitchen. Start your dream restaurant right away.
Location Description	This restaurant is at the heart of Wicker Park among several fun and iconic Chicago restaurants.
Cross Streets	Division and Damen
<b>Business Data</b>	
Is the business currently operating?	Yes. <b>Operating Business. Do not disturb employees or management.</b>
Business Description	Currently a popular Cajun restaurant with classic cocktails
Year Established	2016
Reason for selling	Moving out of state
FF&E included in price? Value?	Yes FFE list attached

## LISTING INFO

# FF&E LIST

17 bar chairs  
48 low and high dining chairs  
22 dining tables  
Frozen drinks machine  
Glassware, forks, knives, spoons  
Hostess stand  
ATM machine  
Sound system  
POS (hotsauce)  
Light fixtures  
Tall and low coolers  
Freezer  
2 bar coolers  
Draft beer system  
Oven  
2 fryers  
Protein cooler  
Walk-in cooler  
Grill  
Hood  
Artwork/decoration  
3 ice bins  
Stainless table  
3 compartment sink  
Kitchen hand sink  
Bar hand sink  
Office equipment  
Fireplace  
Pots/pans