

Wicker Park - Chicago

FULLY BUILT OUT TURN-KEY RESTAURANT ON BUSY DIVISION STREET



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

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



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 & 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.

**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:

Daniel Rubinow

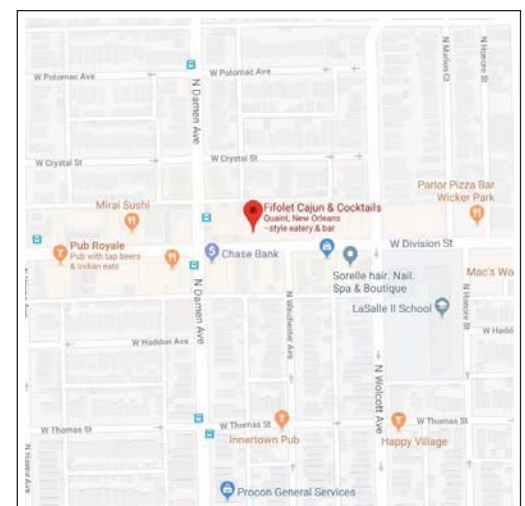
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No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1044 09.01.2015

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
Property Data	
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, 2016
# 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 (872) 206-2685
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
Business Data	
Is the business currently operating?	Yes. Operating Business. Do not disturb employees or management.
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