

# Uptown - Chicago

## TURN-KEY COFFEE SHOP WITH STRONG LEASE TERMS



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942 W. Montrose Ave.



### Uptown

Uptown is a Chicago North Side neighborhood. Its boundaries are: Foster on the north; Lake Michigan on the east; Montrose and Irving Park on the south; Ravenswood and Clark on the west. Historically a very popular tourist destination, the Uptown Entertainment District is home to various music venues, nightclubs, restaurants and shops. The Uptown Entertainment District is now experiencing a revival, with new restaurants and shops opening every year. Uptown Square, at the center of the Uptown Entertainment District, was designated as a National Historic District on the National Register of Historic Places in 2000.

**942 W. Montrose Ave. Chicago, IL 60613**

Size	727 SF
Rental Rate	\$1,950 per Month (Gross)
Price	\$39,900 (Assets)

For additional information or to schedule a showing contact:

Adam Salamon

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### Demographics (2013-2017)

	Total
Population	57,973
Households	29,341
Average Household Size	2.0
Median Age	36.8
Median Income	\$49,681

\*Data Provided by CMAP June 2019 Release from 2013-2017 American Community Survey (ACS) 5-Year Estimates

### Nearby Businesses

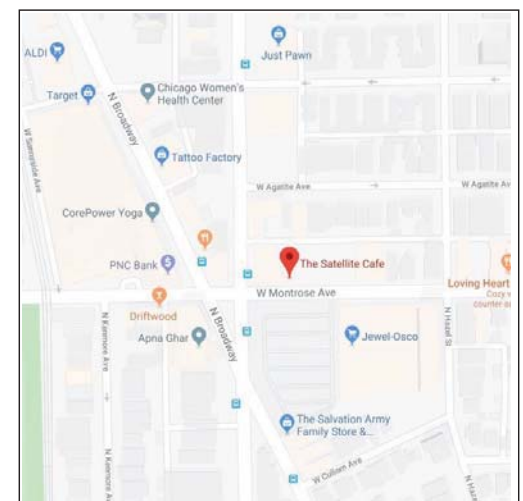
Jewel  
Target  
Ross Dress for Less  
Advocate Medical

### Description

Charming coffee shop for sale near the busy intersection of Montrose Ave., Sheridan Rd., and Broadway St. This cafe is in turn-key condition with all FF&E included in the sale. Strong lease terms and new residential construction in the area make this cafe a must see!

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. 1016 10-30-2012

### Map Montrose Ave. & Sheridan Rd.



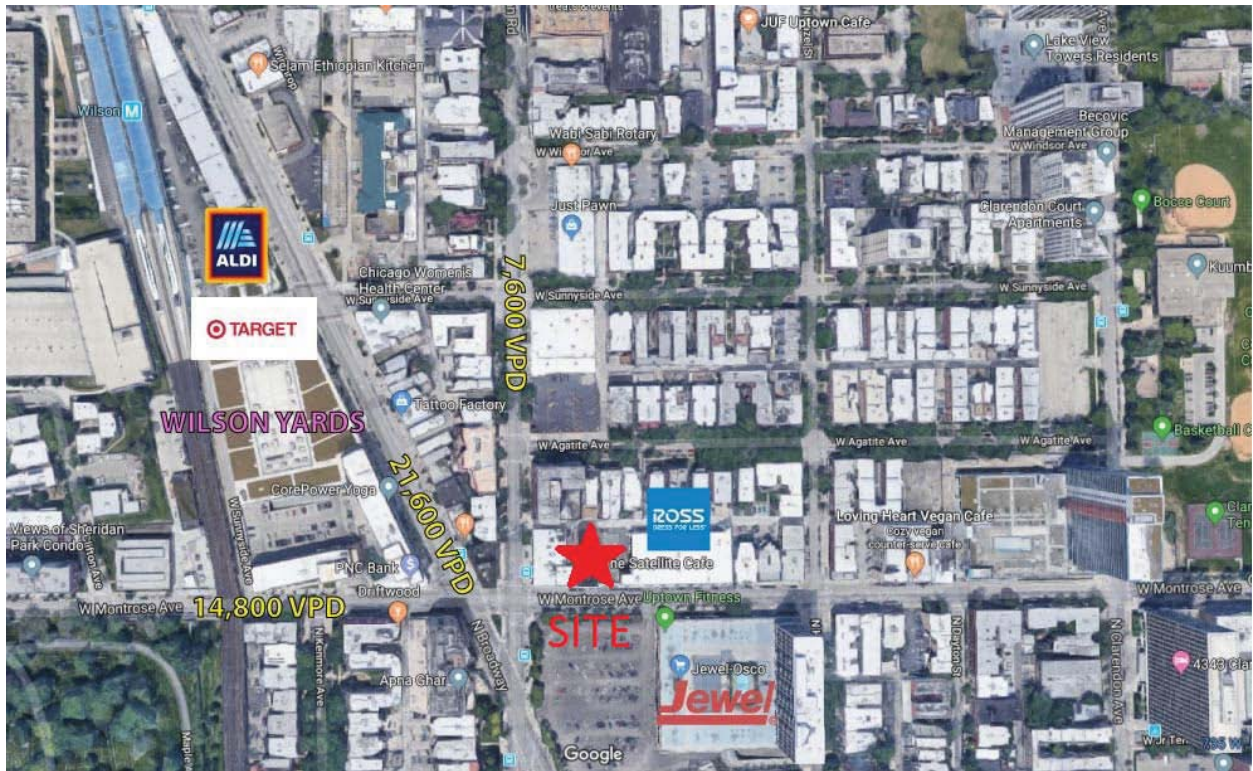
## LISTING INFO

Agent	Adam Salamon 312.575.0480 ext. 16 adam@kudangroup.com
Transaction Type	Asset Sale
Type of Property	Coffee Shop
Sale or Lease	Sale
Real Estate included in price?	No
<b>Property Data</b>	
Address	942 W. Montrose Ave.
City, Zip Code	Chicago, 60613
Area	Uptown
County	Cook
Sale Price	\$39,900 (Assets)
Rental Rate	\$1,950 per Month (Gross)
Lease Type	Gross
Lease Term	5 Years
Yearly Adjustment	Three Percent (3%)
Security Deposit	TBD
Size	727 SF
Parking	Ample Street
Zoning	C1-1
A/C & Heat	Central HVAC
Electric (amps)	200 Amp
Ceiling Heights	10'
Ward	46 <sup>th</sup>
Alderman – Name and Phone Number	Ald. James Capleman 773-878-4646
Nearby Businesses	Jewel, Target, Ross Dress for Less, Advocate Medical, Jake's Pup In the Rough, Uptown Fitness, Lake Shore Pet Club
Location Description	Uptown Neighborhood <ul style="list-style-type: none"> <li>• The CTA greatly increased residential demand with \$203 million renovation of the Wilson 'L' Red Line stop, with roughly 1.9 million boardings per year</li> <li>• Retail developments in the area include Wilson Yard, anchored by a 180,000 square foot Target store</li> <li>• At least three luxury apartment complexes with approximately 750 rental units are proposed or under construction nearby</li> <li>• High traffic corridor with roughly 43,500 vehicles per day between Sheridan Rd., Montrose Ave. and Broadway Ave.</li> </ul>
Cross Streets	Montrose Ave. & Sheridan Rd.

## LISTING INFO

<b>Business Data</b>	
Business Description	Charming coffee shop for sale near the busy intersection of Montrose Ave., Sheridan Rd., and Broadway St. This cafe is in turn-key condition with all FF&E included in the sale. Strong lease terms and new residential construction in the area make this cafe a must see.
Is the business currently operating?	No
FF&E included in price?	Yes

### Aerial View



# 942 W. Montrose Café FF&E List

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ITEM	QUANTITY
Chairs	12
24"x24" Table	6
Power Distribution	1
Digital Safe	1
Booth Benches	2
Media Play	1
70V Amplifier	1
Speakers	3
Amp Rack	1
Networking	1
Router	1
1G Switch	1
Ipad	1
Cash Drawer	1
Recipe Printer	2
Ipad Stand	1
4 Keg Cooler	1
N2 Regulator	1
CO2 Regulator	1
Secondary Regulator	3
26" Ice Machine	1
36" Cooler	1
Coffee Station Prep Table	1
Hand Sink	2
Espresso Grinder	1
3- comp sink	1
2-gr Espresso Machine	1
Wall Mounted Shelves	7
Metro Shelving Units	3
Trash Cans	5
Recycling Bin	3
Mop Sink	1
Conveyer Toaster	1

Panini Press	1
Electric Burner	1
No Tap Keg Cooler	2
48" Work Top Cooler	1
Dishes, Cups, Mugs	Misc
Pastry Case	1
Display Cooler	1
Cake Trays	3
Utensils and supplies	Misc
Paper Towel Dispensers	3
Water Filter 0.5 Micron	2
Sign Box	1
Sputnik Light Fixture	1
Chalk Boards	4
Water Pitcher	1
Misc Art	misc
Cup Caddy	1
Alarm System	1
Signage	1