

Uptown - Chicago

TURN-KEY COFFEE SHOP WITH STRONG LEASE TERMS



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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:

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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

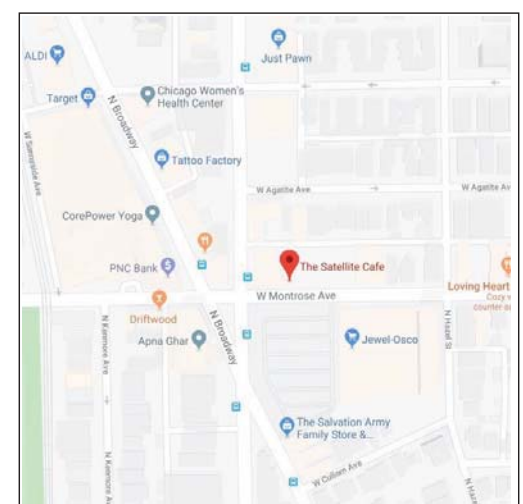
Jewel
Target
Ross Dress for Less
Advocate Medical

Description

Charming coffee shop for sale near the busy intersection of Montrose Ave., Sheridan Rd., and Broadway St., in close proximity to Montrose Beach and the Wilson Red Line stop. 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.



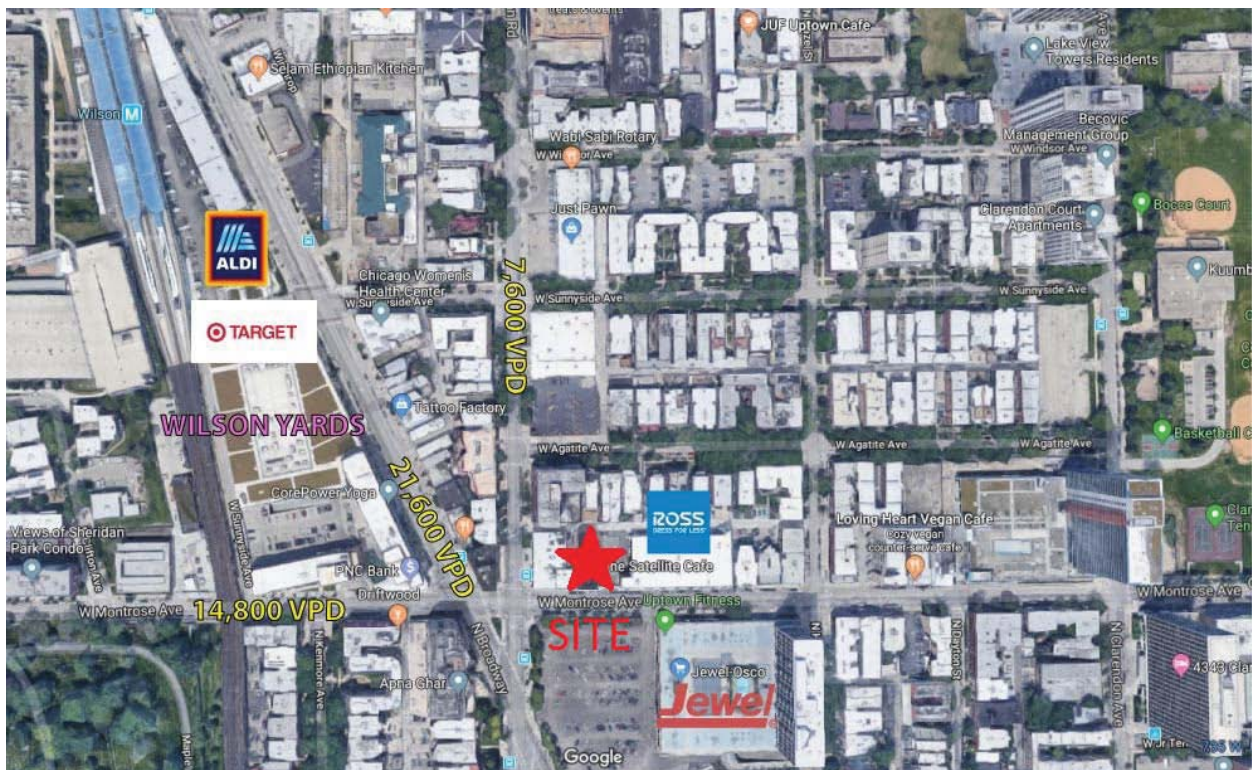
LISTING INFO

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
Property Data	
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 th
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"> • 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 • Retail developments in the area include Wilson Yard, anchored by a 180,000 square foot Target store • At least three luxury apartment complexes with approximately 750 rental units are proposed or under construction nearby • High traffic corridor with roughly 43,500 vehicles per day between Sheridan Rd., Montrose Ave. and Broadway Ave.
Cross Streets	Montrose Ave. & Sheridan Rd.

LISTING INFO

Business Data	
Business Description	Charming coffee shop for sale near the busy intersection of Montrose Ave., Sheridan Rd., and Broadway St., in close proximity to Montrose Beach and the Wilson Red Line stop. 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

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