

Joliet - Chicago Southwest Suburbs TWO-STORY MULTI ROOM NIGHTCLUB & LIVE MUSIC VENUE



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

The Forge - 22 Cass St. Chicago, IL



Demographics

Population	
Total Population (2014)	147,928
Female Population	78,056 (52.8%)
Male Population	69,872 (47.2%)
Median Age	33.1
Housing	
Housing Units	38,176
Income	
Median Household Income in 2015	\$58,363
Per Capita Income in 2015	\$22,662

Note

*Harrah's Casino
Joliet Public Library
Cut 158 Chophouse
Jitters*

Property Description

Two-story, multi room Nightclub and Live Music Venue located in downtown Joliet. Open 2-4 Nights a week depending on scheduling. Provides the best in live entertainment with bands, DJs, Private Parties and more!

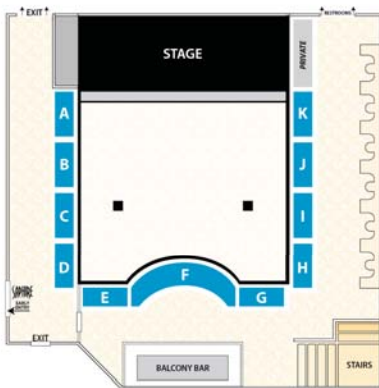
No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 896 12-23-2010

Map

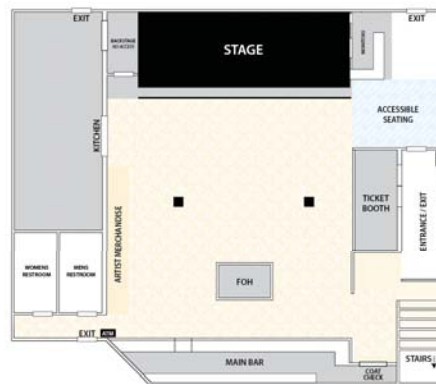
South side of Cass Avenue, between Chicago and Ottawa Streets



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



BALCONY



MAIN FLOOR

The Forge - 22 Cass Ave. Joliet, IL 60432

Size (Approx.) 10,634 SF

Rental Rate \$11,500 per Month (Gross)

Asking Price \$699,000 (Business)

For additional information or to schedule a showing contact:

Chad Severson

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Data Sheet

Agent	Chad Severson Chad@Kudangroup.com 815 404 9171
Transaction Type	Business Only Sale with Lease Assignment
Type of Property	Live Music Venue inside a prominent office building
Real Estate included in price?	No
Property Data	
Property Name	The Forge Live / www.theforgelive.com Located in the Bays Professional Center
Address	22 Cass Street
City, Zip Code	Joilet, Il 60432
Area	Southern Suburbs
County	Will
Sale Price	\$699,000 (Business)
Rental Rate	\$11,500 per Month
Lease Type	Gross
Lease Term	Expires May 31, 2020
Options	None but LL is eager to sign extension or renegotiate a new lease
CAM & Insurance	No Cam, (included in rent), Insurance cost:
Security Deposit	\$11,500 (1 month rent)
Taxes	Inclusive in rent
Building	Brick, multi level office building
# of Seats	300+, occupancy for 500+
Stories	Two story nightclub with balcony overlooking main room
Size	10,634 SF
Parking	Public
A/C & Heat	Electric and Gas
Alarm	16 Camera Security System

Data Sheet

Type of Roof & Age	Membrane
Type of Basement	None
Ceiling Heights	30 Feet in main room
Nearby Businesses	Harrah's Casino, Joliet Public Library, Cut 158 Chophouse, Jitters
Property Description	A multi room, two story Nightclub and Live Music Venue located in downtown Joliet. Open 2-4 nights a week depending on scheduling. Provides the best in live entertainment with bands, DJs, Private Parties and more!
Location Description	Located on the South side of Cass Avenue, between Chicago and Ottawa Street.
Cross Streets	Between Chicago and Ottawa Streets
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	Live Music Venue
Year Established	2017
Years of Operation	2+
No. of Employees	25-30
Hours of Operation	Various depending on shows
Reason for selling	Partnership dissolving
Annual Gross Sales	2018: \$1,314,470 2017: \$836,748
Video Gaming?	None, but Joliet does allow.
FF&E included in price?	Yes, \$100,000. Includes audio system, Sounds board, bars, furniture, full kitchen equipment list.
Inventory included?	Yes, \$20,000
Training provided?	Yes, Negotiable