

# FULTON MARKET/WEST LOOP \$39,500 ASSET SALE - FULLY FIXTURED RESTAURANT WITH 18' HOOD

171 N. Aberdeen St. Chicago, IL



**ADA COMPLIANT  
ZONED FOR LIQUOR LICENSE**



## Fulton Market/West Loop

Fulton Market is one of Chicago's most highly sought after neighborhoods. Formerly a meat-packing, warehouse and industrial district, this part of the Near West Side is now filled with with corporate headquarters, tech companies, hotels, bars, restaurants and retail.

Source: Wikipedia.org

**171 N. Aberdeen St. Chicago, IL 60607**

Size (Approx.)	2,115 SF Interior + Sidewalk Cafe
Taxes & CAM	Tax=\$716.00, CAM=\$823.00 Monthly
Rental Rate	\$45/SF NNN
Price	\$39,500 (Assets)

For additional information or to schedule a showing contact:

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## Demographics

	1 mile	3 miles	5 miles
2019 Population	60,341	464,511	955,143
2010 Population	43,249	392,601	921,896
2024 Population	63,160	474,772	954,271
Households	32,992	233,499	423,048
Businesses	8,650	45,212	58,807
Average HH Income	\$138,438	\$117,347	\$102,053
Median HH Income	\$110,215	\$88,347	\$72,211

## Note

*Operating business. Employees are unaware space is being marketed. Please do not approach or ask questions of employees or management.*

## Description

**PRICED TO CLOSE!** Fully fixtured, newly built-out restaurant available in West Loop / Fulton Market. Open kitchen with 18' Black Iron Hood. Separate dining, storage and prep spaces. Opportunity to add a sidewalk cafe. ADA compliant, zoned and landlord approved Liquor License. Owner / Operator experience required.

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. J525 2-12-14

## Map

On Aberdeen St., between Lake & Randolph

