

Ukrainian Village - Chicago FULLY EQUIPPED RESTAURANT WITH OUTDOOR PATIO IN THE REAR

2018 W. Chicago Ave. Chicago, IL



Ukrainian Village

Ukrainian Village is located on the west side of downtown Chicago. Its boundaries are Division St. to the north, Chicago Ave. to the south, Western Ave. to the west, and Damen Ave. to the east. It is one of the neighborhoods in the West Town community area. Ukrainian Village and East Village together make up the larger West Town community area, where quiet tree-lined streets and plentiful shopping and dining amenities make them ideal residential neighborhoods.

2018 W. Chicago Ave. Chicago, IL 60622

Size	1,531 SF
Rental Rate	\$27/SF NNN
Lease Term	Five Years
Price	\$39,900 (Assets)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
2019 Population	52,536	542,556	1,141,204
Average Age	35	35	35
2019 Total Households	23,760	256,610	487,659
Average Household Size	2.10	2.00	2.20
2019 Median Household Income	\$84,597	\$83,524	\$68,862

*Source: Loopnet

Nearby Businesses

Lao Peng Yu	Sunrise Cafe
Rohna Hoffman Gallery	AT&T Store
Catherine Edelman Gallery	Jordan Nails
Mariano's	McDonald's

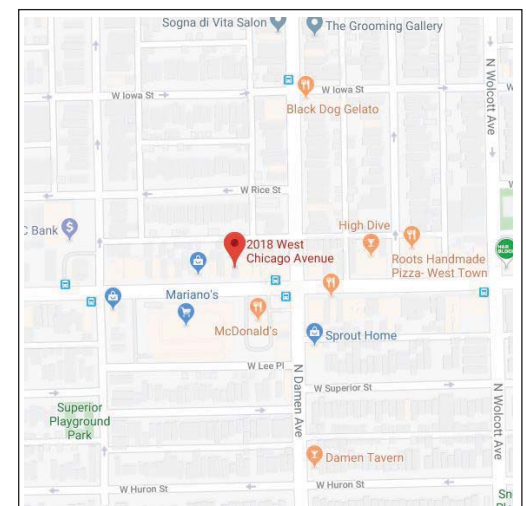
Description

Charming restaurant for sale in the heart of Ukrainian Village. All FF&E included. Great location off of the busy intersection of Chicago Ave. and Damen Ave. New lease includes usage of an amazing patio area in the back. Exhaust hood, walk-in cooler and central HVAC included.

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. At12 1-21-2014.

Map

Chicago Ave. & Damen Ave.



LISTING INFO

Agent(s) Responsible	Adam Salamon
Transaction Type	Asset Sale
Type of Property	Restaurant
Sale or Lease	Lease
Real Estate included in price?	No
Property Data	
Address	2018 W. Chicago Ave.
City, Zip Code	Chicago, IL 60622
Area	Ukrainian Village
County	Cook
Sale Price	\$39,900 (Assets)
Rental Rate	\$27/SF
Lease Type	NNN
Lease Term	Five Years
Options	One (1) Five-year option at the then escalated rental rate
Yearly Adjustment	Three Percent (3%)
CAM, Insurance, & Water	\$3.84/SF
Security Deposit	TBD
Taxes	\$3.92/SF (2018)
# of Seats	Approx. 35
Size	1,531 SF
Parking	Ample Street Parking
Zoning	B3-2
A/C & Heat	Central HVAC
Type of Basement	Partial
Ceiling Heights	11'
Ward	2
Alderman – Name and Phone Number	Alderman Brian Hopkins (312) 643-2299
Nearby Businesses	Lao Peng You, Rohna Hoffman Gallery, Mariano's, Sunrise Café, AT&T Store, Jordan Nails, McDonald's, Tarnish Boutique, Catherine Edelman Gallery
Cross Streets	Chicago Ave. & Damen Ave.
Business Data	
Is the business currently operating?	Asset Sale
Business Description	Charming restaurant for sale in the heart of Ukrainian Village. All FF&E included. Great location off of the busy intersection of Chicago Ave. and Damen Ave. New lease includes usage of an amazing patio area in the back. Exhaust hood, walk-in cooler and central HVAC included.
FF&E included in price?	Yes. See attached FF&E list.

2018 w Chicago Ave Asset List

- 7 - Small Wooden Tables
- 7 - Small Wooden Chairs
- 21 - High Chairs
- 1 - Host Stand
- 2 - Benches (Waiting Area)
- 3 - Booth W/Tables
- 4 - Booster Chairs
- 4 - High Chairs
- 1 - Ice Bin (behind bar)
- 1 - Wooden Bar w/Granite Top
- 1 - CASADIO Commercial Espresso Machine
- All Espresso Accessories
- 3 - Coffee Cambros
- 50+ Coffee Mugs
- Latte Cups
- Espresso Cups
- Wine Glasses
- Pint Glasses
- Glass Mugs
- Small and Large carafes
- All Utensils
- All Glass Container Holders
- Restaurant Mats
- Stereo and Speaker System
- Security Cameras w/Monitor
- 2 POS 2touch systems w/ 2 Epson printers and 1 tablet
- 1 Small Bar Refrigerator
- 1 Soda Bar Refrigerator (double door)
- Teapots
- All Kitchenware
- Sugar Caddies
- Office Desk and Chair
- Office Safe

- Ceiling Fans
- All Wire Storage Racks
- 1 – 36” Prep Table
- 1 – 18” Prep Table
- 1 - 6’ Sandwich Line
- 1 - 18” QUALITE Fryer
- 1 – 24” CASTLE Grill
- 1 - 36” VULCAN Flat Top Grill w/Oven
- 1 – 6 burner IMPERIAL Stove w/Oven
- 1 - 8’ Exhaust System
- 1 – WARNING Commercial Toaster
- All Electric Steamers
- All Cooking Sheets and Pans
- All Ceramic Bowls
- All Plastic Containers
- All Plastic to-go Cups
- All Dry Storage Containers
- All Patio Furniture (Tables, Booths, & Chairs)
- 2 - Single Door QUALITE Garage Coolers
- 1 - MEAT Smoker
- 4 - Dish Racks (Dishwasher)
- 2 - Glassware Racks (Dishwasher)

LEASED EQUIPMENT

- Dishwasher
- 3 – Single-Door Coolers
- Ice Machine
- Coffee Makers w/Coffee Cambros