

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	\$29,900 (Assets)

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 Ext. 16

Adam@kudangroup.com



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

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

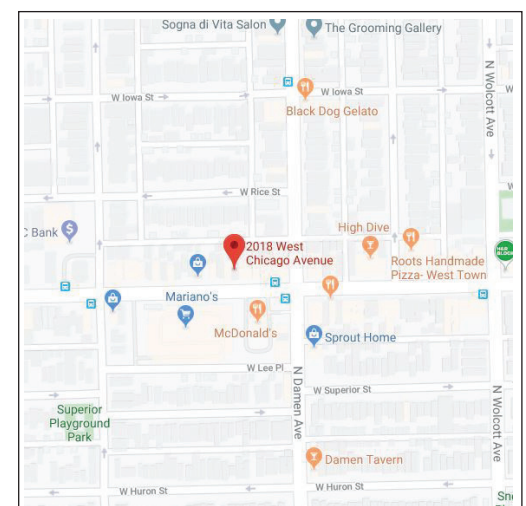
Description

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	\$29,900 (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.