

# 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. Joliet, 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*

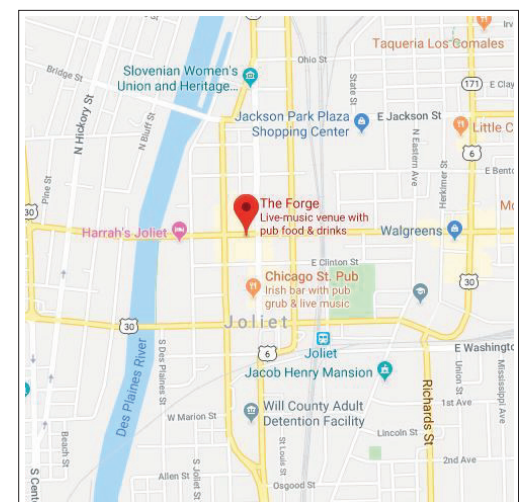
### Property Description

Two-story, multi room Nightclub and Live Music Venue located in downtown Joliet. Beautiful live entertainment and music hall featuring a VIP Lounge/Private Party room and full kitchen. Venue hosts music any night of the week and is available for rent for all occasions and to outside music promoters. Holds special entertainment license allowing all ages events and shows. Free parking at multiple garages around venue.

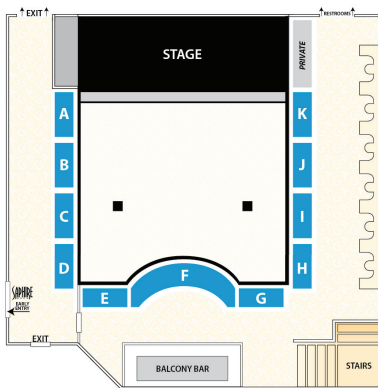
No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 896 12-23-2010

### Map

South side of Cass Avenue, between Chicago and Ottawa Streets

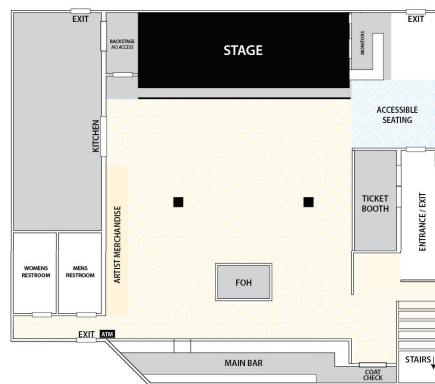


**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



NO ACCESS GENERAL ADMISSION RESERVED SEATING

**BALCONY**



NO ACCESS GENERAL ADMISSION ACCESSIBLE SEATING

**MAIN FLOOR**

The Forge - 22 Cass Ave. Joliet, IL 60432

Size (Approx.) 10,634 SF

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

Asking Price \$449,000 (Business)

For additional information or to schedule a showing contact:

Chad Severson

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Data Sheet

Agent	Chad Severson <a href="mailto:Chad@Kudangroup.com">Chad@Kudangroup.com</a> 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
<b>Property Data</b>	
Property Name	The Forge Live / <a href="http://www.theforgelive.com">www.theforgelive.com</a> Located in the Bays Professional Center
Address	22 Cass Street
City, Zip Code	Joilet, Il 60432
Area	Southern Suburbs
County	Will
Sale Price	\$449,000 (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: N/A
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. Beautiful live entertainment and music hall featuring a VIP Lounge/Private Party room and full kitchen.
Highlights	<ul style="list-style-type: none"> <li>• Full kitchen w/equipment</li> <li>• Multiple Bars w/equipment</li> <li>• Unique Concert Venue Room with an amazing wrap around Balcony</li> <li>• VIP Room/Private Party Room Included</li> <li>• Special entertainment license (all ages shows), liquor license and restaurant permit license</li> <li>• Free parking at multiple garages around venue</li> <li>• Option to lease or buy State of the art line Array Sound &amp; Lighting System</li> </ul>
Location Description	Located on the South side of Cass Avenue, between Chicago and Ottawa Street. Located near 2 expressways, this venue has great access to the entire Chicago land market. There are no comparable music venues in at least a 30 mile radius.
Cross Streets	Between Chicago and Ottawa Streets
<b>Business Data</b>	
Is the business currently operating?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Business Description	Live Music Venue. Venue hosts music any night of the week and is available for rent for all occasions and to outside music promoters. Holds a special entertainment license allowing all ages events & shows. Whether you're hosting a conference, reception, business meeting, birthday celebration or a stylish dinner, this unique venue is the perfect location.
Year Established	2017
Years of Operation	2+
No. of Employees	25-30
Hours of Operation	Various depending on shows.

Data Sheet

Reason for selling	Owner is permanently moving out of the country.
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. Bars, furniture, full kitchen equipment list.
Inventory included?	Yes, \$20,000
Training provided?	Yes, Full Support & Training available to a new buyer.

**VENUE PHOTOS**

