

## LISTING INFO

Agent	Georg Simos and Juan Carlos Gomez
Transaction Type	Business for Sale
Type of Property	Two-story freestanding, multi-unit commercial building.
Square Feet	± 3,000 SF plus Finished Basement
Real Estate included in price?	No
Business Name	The Front Room & The Back Door Saloon
Address	844 W. Randolph ST.
City, Zip Code	Chicago, IL 60607
Area	Randolph Row / Fulton Market
County	Cook
Sale Price	\$150,000 (Business)
Rental Rate	\$14,000.00 per Month
Lease Type	Gross
Lease Term	TBD
Yearly Adjustment	TBD
Security Deposit	\$14,000.00
Building Type	Two Story Commercial Building
# of Seats	96 Interior + 24 Patio
Size	±3,000 sf plus finished basement
Parking	Street
Licenses	Incidental Liquor, Retail Food, Sidewalk Cafe
A/C & Heat	Forced Air
Type of Basement	Finished with Coolers, Storage and Kitchen Prep
Ward	27 <sup>th</sup>
Alderman – Name and Phone	Walter Burnett
Nearby Businesses	Girl & The Goat, Au Cheval, Sushi Dokku, Lena Brava, Lone Wolf, Little Goat, SoHo House, Nobu Hotel, Bar Siena, Google McDonalds Headquarters,
Property Description	Commercial unit in a two story, multi-unit commercial building. Possible expansion to adjacent 3000 sq ft for additional rent.
Cross Streets	Randolph & Peoria
<b>Business Data</b>	
Business Name	The Front Room / Back Door Saloon
Business Description	Restaurant and speakeasy style bar featuring live jazz and New Orleans inspired small plates.
Year Established	2017
Years of Operation	2
No. of Employees	22
Hours of Operation	Opens at 5pm Tuesday - Saturday
Reason for selling	Moving from the area.
Approx. Annual Gross Sales	\$1.6 million

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FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes. Negotiable.
Competition/Market	West Loop restaurants and nightlife
Growth/Expansion	Weekday lunch, Expanded days and hours, Catering, Private Events.