

Portage Park - Chicago

FORMER RESTAURANT/BAKERY/CAFE WITH LARGE COMMISSARY KITCHEN

5040-44 W. Montrose Ave. Chicago, IL



Portage Park

Portage Park is bordered by the community areas of Jefferson Park and Forest Glen to the north, Dunning and the suburb of Harwood Heights to the west, Irving Park to the east and Belmont-Cragin to the south. A 36-acre namesake park at Irving Park Road and Central Avenue anchors this Northwest Side residential neighborhood. The Six Corners intersection of Irving Park, Milwaukee and Cicero is the site of a historic shopping district dating back to the 1840s. It later became one of Chicago's busiest off-Loop retail areas in the 1940s and '50s. The recently reopened Portage Theater shows classic films in a 1920s-era Art Deco building at the Corners.

5040-44 W. Montrose Ave. Chicago, IL 60641

Size (Approx.) 3,300 SF Divisible

CAM/Taxes/Insurance \$1,156.50 per Month (\$4.20 PSF)

Lease Rate \$17.07 PSF NNN

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	21,358	206,975	507,426
2011 Female Population	22,188	208,043	519,937
2011 Total Population	43,546	415,019	1,027,363
2011 Total Households	16,368	141,215	377,501
Housing			
2000 Total Housing Units	17,672	151,266	403,967
Income			
2011 Median Household Income	\$54,473	\$49,819	\$53,150
2011 Per Capita Income	\$29,484	\$25,062	\$29,433
2011 Average Household Income	\$78,440	\$73,654	\$80,100

Nearby Businesses

Bacci Pizzeria

A-List Startenders Bartending School

Chicago Sip & Paint

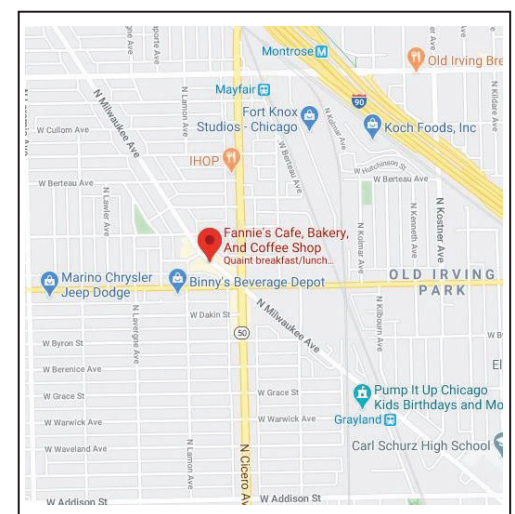
Description

Former restaurant with BIG kitchen and wood-fired oven available. Perfect for a neighborhood eatery. Kitchen is large enough for heavy delivery or commissary. Former Fannie's Café, Bakery, and Coffee Shop. Divisible space.

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. 6/33 4-10-2013

Map

Milwaukee & Montrose



LISTING INFO

Agent	Daniel Rubinow
Transaction Type	Lease
Type of Property	Restaurant/Bar/Bakery
Property Data	
Address	5040-44 W. Montrose
City, Zip Code	Chicago, IL 60641
Area	Portage Park
County	Cook County
Rental Rate	\$17.07 PSF
Lease Type	NNN Lease
Lease Term	5 years plus options
Yearly Adjustment	Approx 3%
CAM/TAX/Insurance	Approx. \$1,156.50/month (\$4.20/SF)
Security Deposit	TBD
Building Type and Year Built	Street Retail
Stories	1
Size	3,300 SF Divisible
Parking	Parking lot and Street parking
Zoning	B1-1
A/C & Heat	10 Tons AC
Electric (amps)	200 Amps
Ward	45
Alderman – Name and Phone Number	James M. Gardiner 773-853-0799
Nearby Businesses	Bacci Pizzeria, A-List Startenders Bartending School, Chicago Sip & Paint
Property Description	Former restaurant with BIG kitchen and wood-fired oven available. Perfect for a neighborhood eatery. Kitchen is large enough for heavy delivery or commissary. Former Fannie’s Café, Bakery, and Coffee Shop. Divisible.
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Cross Streets	Milwaukee and Montrose
Business Data	
Is the business operating?	No