

# Oak Park - Chicago West Suburbs NEIGHBORHOOD NEAPOLITAN STYLE PIZZERIA & BAR WITH SIDEWALK CAFE



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## District Kitchen & Tap



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



### Oak Park

Oak Park is a village adjacent to the west side of Chicago, Il. It is the 29th most populous municipality in Illinois. As of the 2010 census, the village has a population of 51,878.

### District Kitchen & Tap - 220 Harrison St. Oak Park, IL 60304

Size	2,423 SF Approx.
Rental Rate	\$5,276.76 per Month, Modified Gross
Price	\$195,000 (Business)

For additional information or to schedule a showing contact:

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### Demographics - 2010 Census

	Total
<b>Population</b>	
2010 Total Population	51,878
2018 Estimated Population	52,265
2010 Total Households	22,670
<b>Housing</b>	
2010 Total Housing Units	2,596
<b>Income</b>	
2010 Median Household Income	\$78,384
2010 Per Capita Income	\$46,687

### Nearby Businesses

Trattoria 225	Studio 144
Harrison Street Arts	The Happy Applie Pie
Val's Halla Records	Eastgate Cafe/Bistro

### Description

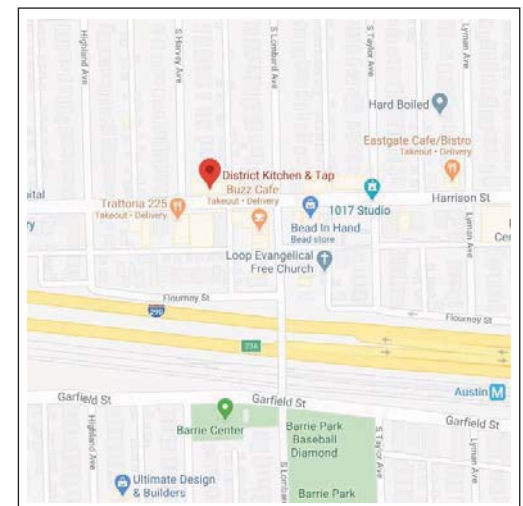
Neighborhood bar and Neapolitan-style pizzeria with sidewalk cafe. Located in the Harrison & Harvey commercial building in Oak Park's Harrison Arts District. FF&E included in the sale.

*Operating business. Do not disturb employees or management.*

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. F7z 1-16-2013

### Map

Between Harvey Ave & Lombard Ave



## LISTING INFO

Agent(s) Responsible	Brian Laskov & Georg Simos
Transaction Type	Business Only for Sale
Type of Property	Restaurant
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	DKT
Business Name	District Kitchen & Tap, Inc.
Address	220 Harrison St.
City, Zip Code	Oak Park, IL 60304
County	Cook
Sale Price	\$195,000 (Business)
Rental Rate	\$5,276.76 per Month
Lease Type	Modified Gross
Lease Term	3 Years
Yearly Adjustment	2.5%
CAM & Insurance	NA
Security Deposit	\$4,900
Taxes	\$595 per Month
Size	2,423 SF
Building Type and Year Built	Single-story, multi-tenant commercial building.
# of Seats	125 Interior + 15 Sidewalk Cafe
Stories	One
Parking	Street
Licenses	Liquor, Retail Food, Sidewalk Café
A/C & Heat	Forced Air
Type of Roof & Age	Flat
Type of Basement	No
Nearby Businesses	Trattoria 225, Harrison Street Arts, Val's Halla Records, The Happy Apple Pie Shop, Studio 144, Eastgate Café/Bistro
Location Description	Located in the heart of Oak Park's 'Harrison Arts District' where you can find an eclectic mix of art galleries, shops, salons, cafes, and restaurants. The Arts District is a charming, vibrant neighborhood with easy access to the CTA Blue Line and I-290.
Cross Streets	Harrison Ave. b/t Harvey Ave & Lombard Ave
<b>Business Data</b>	
Is the business currently operating?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Business Name	DKT – District Kitchen & Tap
Business Description	Neapolitan style pizzeria & neighborhood bar.
Year Established	2017
Years of Operation	3
Number of Employees	8-10

**LISTING INFO**

Hours of Operation	Open at 4pm Monday – Thursday, Noon Friday - Sunday
Reason for selling	Owner is working on new opportunity.
Approx. Annual Gross Sales	± \$580,000 Net
FF&E included in price?	Yes
Inventory included in price?	No
Will seller provide training?	Yes