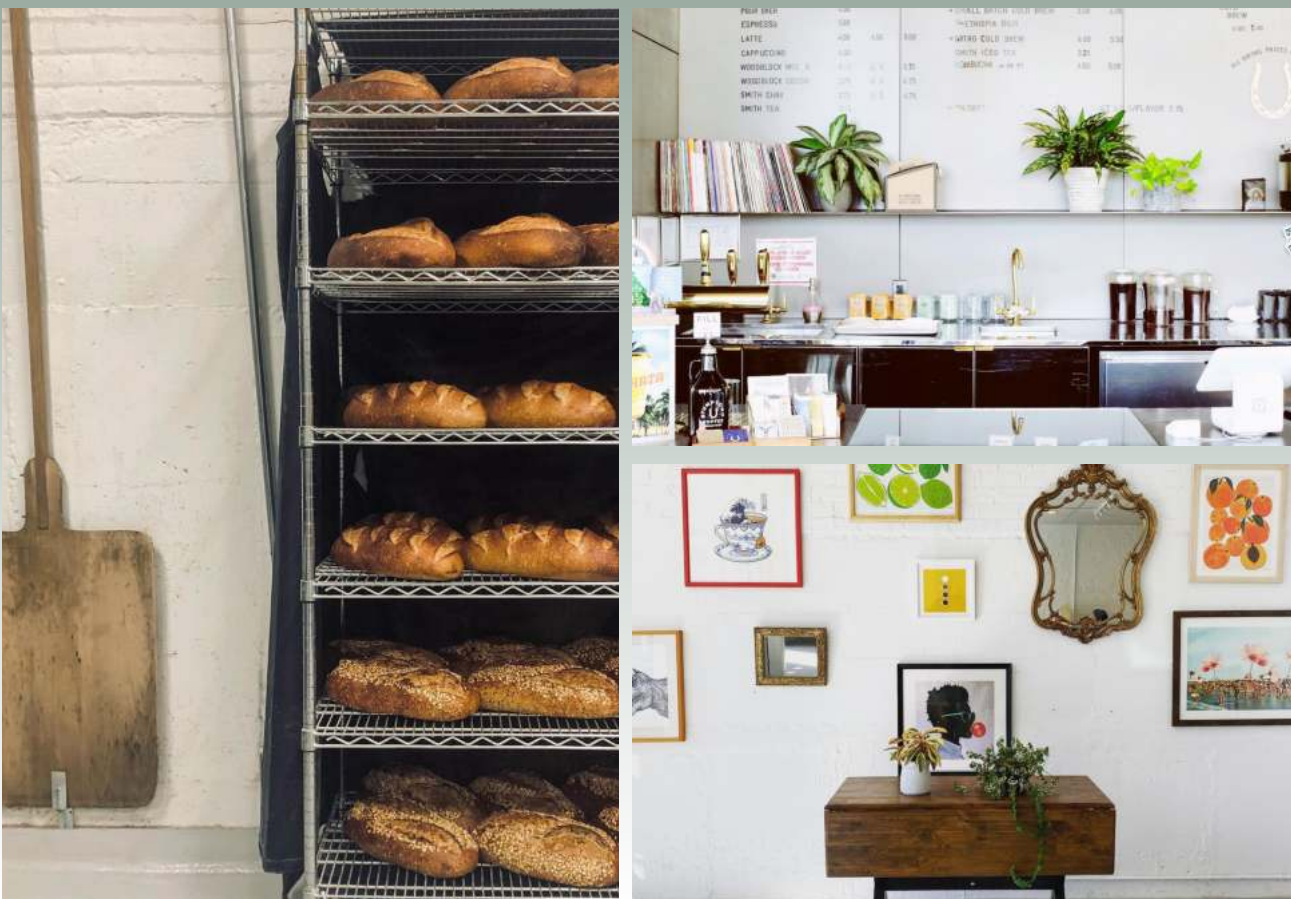


West Town

High-grossing bakery/commercial kitchen for sale.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com



Demographics

Population	1-Mile	5-Mile
2022 Population	54,189	992,149
2027 Population	54,590	961,339
Annual Growth 2022-2027	0.74%	-3.11%

Households

2022 Households	29,032	506,197
Annual Growth 2022-2027	0.5%	-2.5%

Income

Avg. Household Income	\$136,583	\$83,930
-----------------------	-----------	----------

Source: Costar

Nearby Businesses

Pep Boy	Starbucks
Byline Bank	Big Star
Coalfire Pizza	Elina's
Twisted Spoke	Salerno's on Tap
The UPS Store	Diego

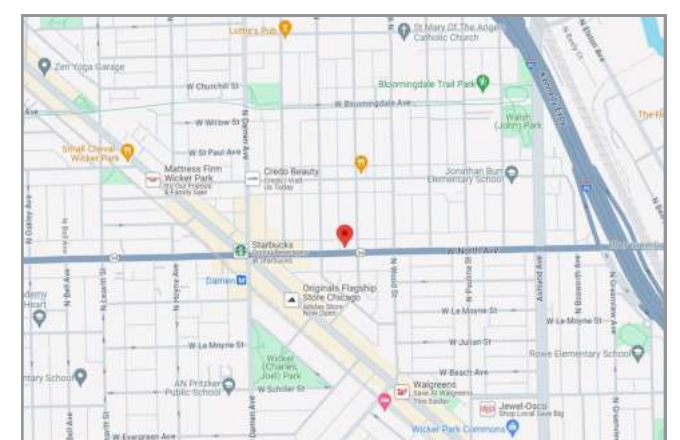
Location: West Town

Sprawling West Town contains a busy stretch of West Chicago Avenue, dotted with New American restaurants and cafes. The Wicker Park area is known for cool global dining, live music bars, and boutiques, while in the Ukrainian Village, the Ukrainian Institute of Modern Art hosts varied cultural events. Featuring a lagoon with a beach, Humboldt Park is also home to the National Museum of Puerto Rican Arts and Culture.

— Google

Map

On West Grand Ave., between North Ada St. and North Elizabeth St.



Business Description

Aya, a popular chef-established neighborhood bakery, is up for sale. The business operates a retail counter and large commercial kitchen, catering to a list of growing clients. This court-supervised offering includes assets and intellectual property.

* Upon approval of buyer, lease terms will be assigned/negotiated subject to landlord approval. Terms of sale and bidding procedures will be provided upon execution of NDA and approval of prospective interest.

Purchase Price: Negotiable (Bus.)	Property Taxes: \$11.50/SF
Lease Rate: \$51.50/SF	OpEx: N/A
Size (Approx.): 3,934 SF	Licenses: Must Apply.

For additional information or to schedule a showing, contact:

Brian Laskov	312-575-0480 (Ext. 114)	Georg Simos	312-575-0480 Ext. 113
	312-961-9705 (Cell)		773-294-4065 (Cell)
	brian@kudangroup.com		georg@kudangroup.com