



# WEST TOWN RESTAURANT SPACE FOR SALE

1460 WEST CHICAGO AVENUE  
CHICAGO, IL 60642

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# Property Details & Highlights

Property Name:	West Town Restaurant Space For Sale
Property Address:	1460 West Chicago Avenue, Chicago, IL 60642
Property Type:	Retail
Business Size:	2,600 Square Feet On The Ground Floor
Zoning:	B1-2
Number of Stories:	2

## PROPERTY OVERVIEW

Prominent West Town Corner Restaurant Space For Sale.

## LOCATION OVERVIEW

West Town is a centrally located Chicago neighborhood that has seen tremendous growth in recent years. Its proximity to the Loop and easy access to the entire City have made this area attractive to new home buyers, numerous bar and restaurant operators and a variety of new and unique retail concepts.



## SALE HIGHLIGHTS

- Corner Restaurant Located In Chicago's Rapidly Growing West Town Neighborhood
- Well-Maintained and Fully Fixtured Restaurant
- New Favorable Long Term Lease
- Proven Location that Can Easily be Adapted to a Variety of Different Restaurant Concepts
- Perfect Location for Owner Operator
- Additional Lower Level Space for Storage and Office
- Great Mix of Retail and Residential Tenancy in Surrounding Area

	<b><i>BUSINESS SALE SUMMARY</i></b>
<b>LISTING BROKERS</b>	Marcus Sullivan
<b>BUSINESS TYPE</b>	Restaurant
<b>BUSINESS TRADE NAME</b>	Green Zebra
<b>BUSINESS ADDRESS</b>	1460 West Chicago Avenue Chicago, Illinois 60642
<b>BUSINESS SALE PRICE</b>	\$80,000.00
<b>REAL ESTATE INCLUDED?</b>	No this is a business asset sale only. Lease details below
<b>STOCK OR ASSET SALE</b>	Asset Sale
<b>BUSINESS LICENSES</b>	Business currently holds an Incidental Liquor License and Retail Food License.
<b>BUSINESS SIZE</b>	Approximately 3,700 square feet including the ground floor and lower level. The ground floor space is approximately 2,600 square feet with an additional 1,100 square feet on the lower level for storage and office use.
<b>LEASE TYPE</b>	This is a net lease. Please see below for specific lease details.
<b>LEASE TERM</b>	One (1) Five (5) Year with One (1) Five (5) Year option to renew. The base rent escalates Three Percent (3%) annually for the base lease term and the option term if exercised.
<b>ANNUAL GROSS RENT</b>	<p>\$6,957.00 per month</p> <p>Base Rent: \$6,250.00 (monthly)</p> <p>Property Taxes: \$477.00 (monthly)</p> <p>Building Insurance: \$230.00 (monthly)</p> <p>(In addition to the separately metered utilities the tenant is responsible for One Hundred Percent (100%) of the water bill associated with the property. Current monthly water charges are approximately \$350.00 per month)</p>
<b>SECURITY DEPOSIT</b>	Two Months base rent plus a personal guarantee.
<b>LEGAL OCCUPANCY</b>	Current interior occupancy of 50
<b>AREA</b>	West Town
<b>ACTUAL ZONING</b>	B1-2
<b>PARKING</b>	Street Parking
<b>EXCLUSIONS</b>	Business name, art work and all security deposits are excluded from this transaction. Please contact agent for a detailed asset list.
<b>TYPE OF BASEMENT</b>	Partial basement for office and additional storage.
<b>SHOWINGS</b>	Agent must accompany all showings during non business hours only
<b>BUSINESS DESCRIPTION</b>	This location currently operates as a full service sit down restaurant but can easily be adapted to accommodate a variety of different hospitality concepts.
<b>LOCATION DESCRIPTION</b>	This business is located in the heart of Chicago's West Town neighborhood. The area has seen a tremendous amount of both residential and commercial growth in recent years
<b>DISCLAIMER</b>	The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its correctness. All references to square footage and age are approximate.





# Additional Photos

