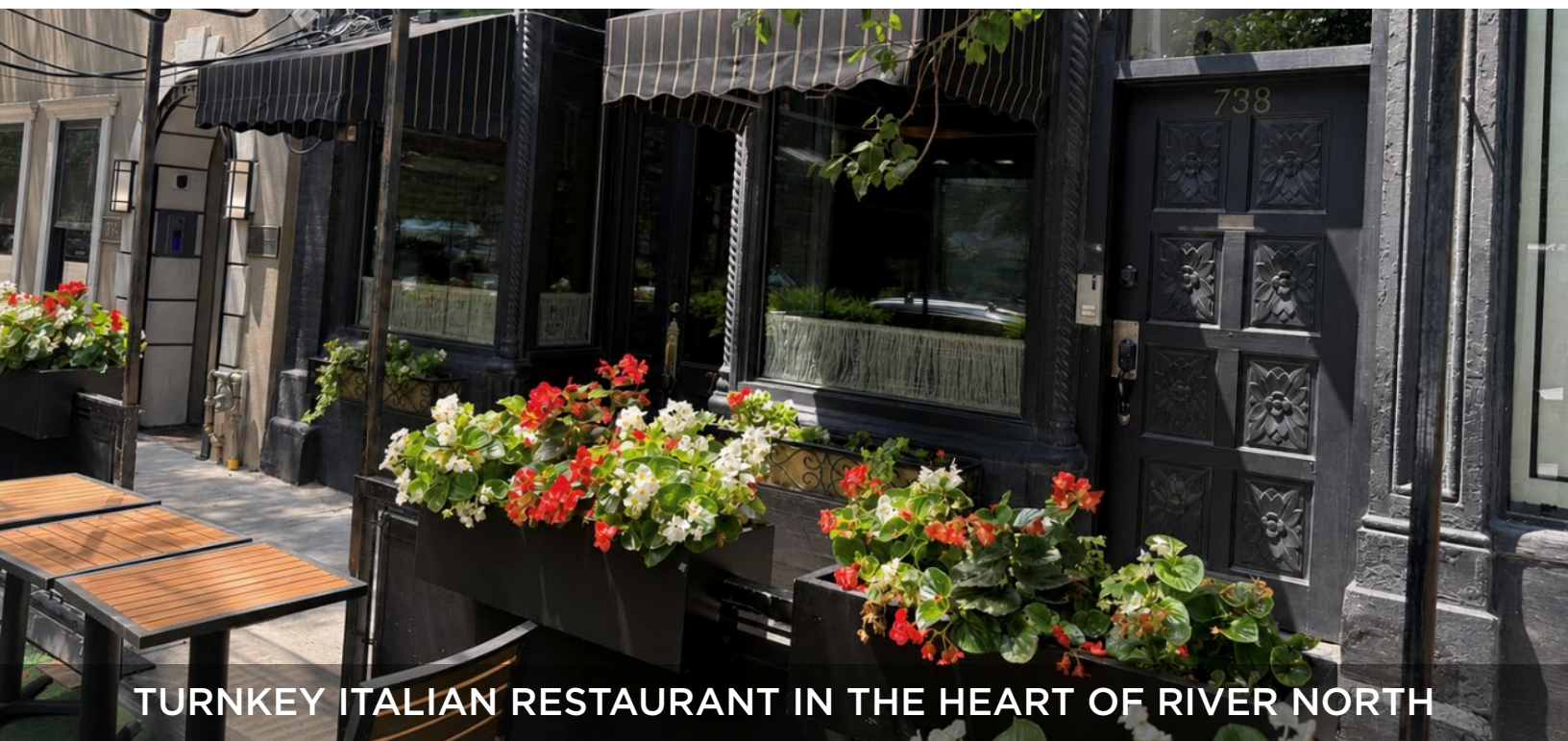




TURNKEY ITALIAN RESTAURANT IN THE HEART OF RIVER NORTH

PROPERTY INFORMATION

- Rare opportunity to acquire a beautifully designed, fully operational Italian restaurant in one of Chicago's premier dining corridors.
- 2,200 SF fully equipped, turnkey restaurant in a prime River North location on Wells Street.
- Beautifully designed interior featuring handcrafted finishes, exposed brick, an inviting full-service bar, and an intimate dining atmosphere.
- Front dining room accommodates 49 guests, complemented by a 12-seat full bar, 24-seat outdoor patio, and two ADA-compliant restrooms.
- Fully equipped commercial kitchen designed for high-volume food service, featuring quality equipment and an efficient workflow, attractive storefront, established customer base, and strong brand recognition.
- Surrounded by luxury residential buildings, office users, hotels, and Chicago's premier restaurants and nightlife, creating exceptional daytime and evening foot traffic.

- Property features built-in dining room audio system (6 speakers), security system with 8 cameras, 200-amp electrical service, a brand-new hot water tank, and a clean, full basement providing ample storage.
- Sale includes all applicable licenses (subject to transfer approval), furniture, fixtures, equipment (FF&E), goodwill, proprietary recipes, and video training, allowing a new owner to continue operations immediately or seamlessly introduce a new concept.
- Conveniently located 0.1 miles from the Chicago Brown/Purple Line Station and 0.4 miles from the Grand Red Line Station, with easy access to I-90/94, CTA bus routes, and Divvy bike stations.
- Area tenants include: RPM Steak, Bavette's Bar & Boeuf, Siena Tavern, Gilt Bar, Prosecco, The Franklin Room, Hotel Felix, AC Hotel Chicago Downtown, Numerous luxury residential developments, boutique retailers, entertainment venues and much more!

ALDERMAN

Brendan Reilly / 42nd Ward

ZONING

DX-5 (Downtown Mixed-Use District)

PLEASE DO NOT DISTURB EMPLOYEES AND DO NOT GO WITHOUT SPEAKING TO LISTING AGENT

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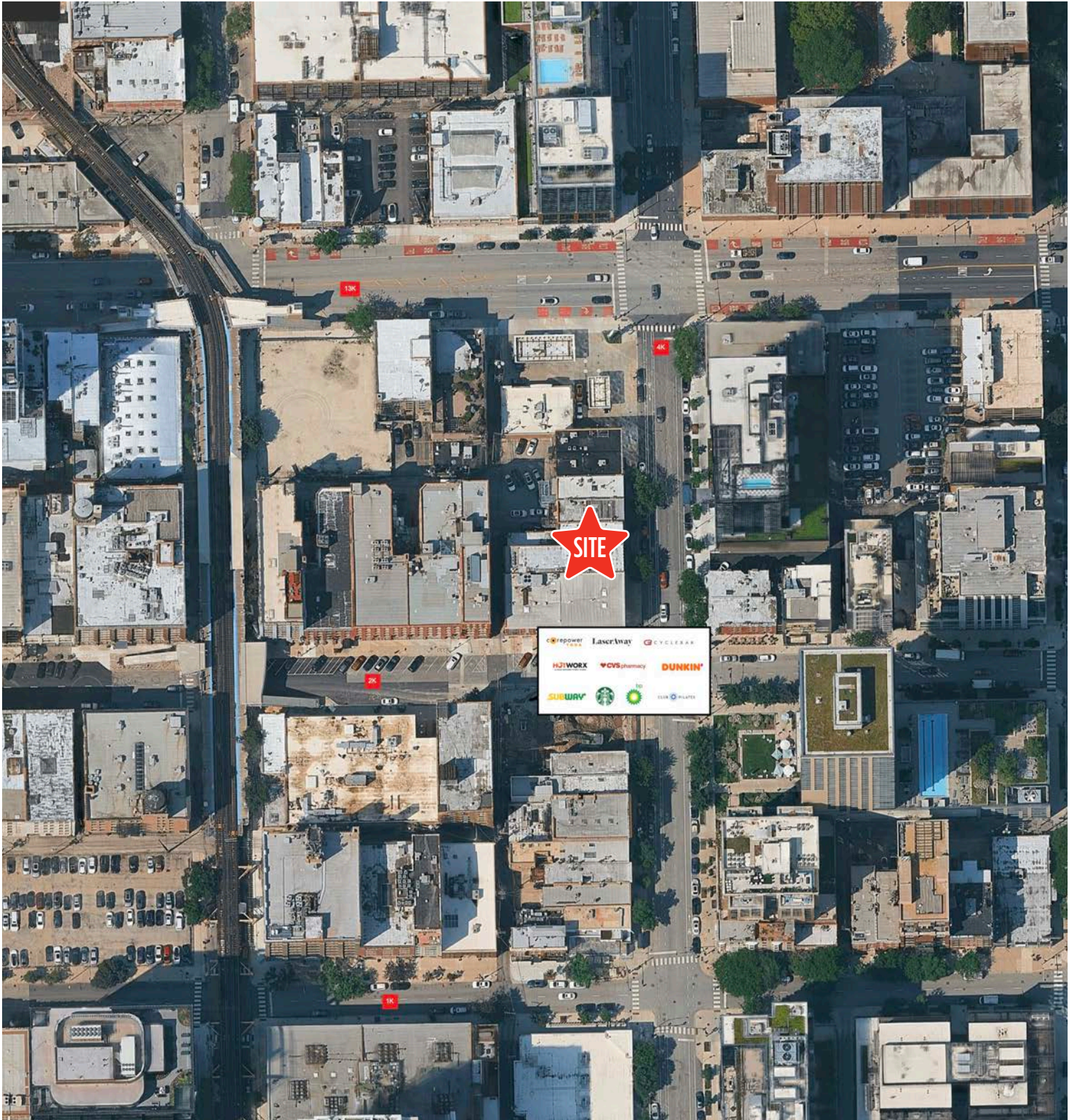


RIVER NORTH

If River North had a motto, it would be “Build it and they will come.” First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove. Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises.

Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings. Chicago’s biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.

Home to many of Chicago’s premier eateries with famed chefs, River North is where you will find the finest steakhouses and just about every type of cuisine. The neighborhood is packed with shopping, entertainment and nightlife, including some of the city’s trendiest clubs and favorite hangouts.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

130,263

3 MILE

451,823

5 MILE

912,127

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$212,928

3 MILE

\$209,681

5 MILE

\$178,774