



JAMESON.

**844 W. MONTROSE AVENUE
CHICAGO, IL 60613
DBA: THE RESERVOIR**

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EXECUTIVE SUMMARY

The Reservoir at 844 W. Montrose Ave.

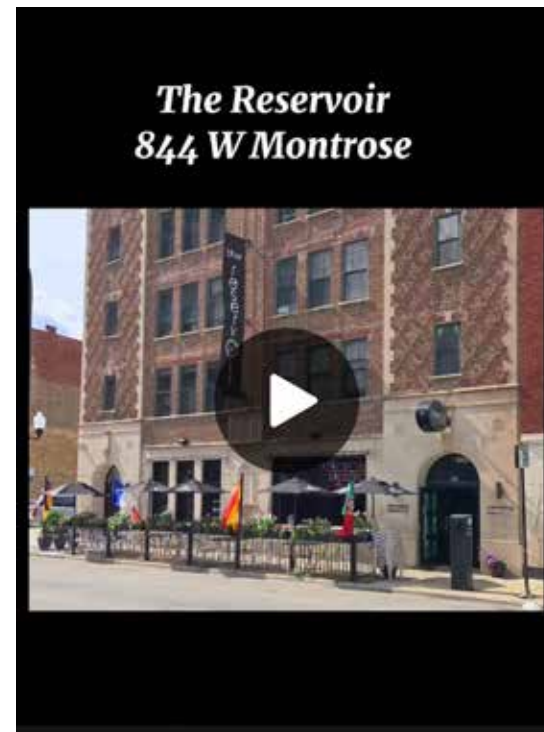
For the last 15 years, The Reservoir has been an immaculately-appointed, high-grossing, family owned & operated, hospitality business. The Incidental Liquor & Retail Food licenses; plus, the Sidewalk Cafe' Permit are corporately held and transferable. The total interior square footage is approximately 2,700 SF. The bar/dining area is 23.5' X 60.5' with a 12.5-foot ceiling; the solid wood, bar-top is 36 linear feet long. The kitchen area is 21' X 60.5' feet with an 8-foot ceiling. The 7' X 5' keg room is located on the first floor with a glycol refrigeration system that delivers ice-cold beer to 16 tap handles. The food walk-in cooler is 8' X 5.5'. A 5-year gross lease starting at \$6,500 per month with three 5-year options.

<https://www.reservoirchicago.com/>

**Proof of Funds is required prior to scheduling a showing.
Do not disturb the business and its employees.**

BUSINESS ONLY: \$350,000
GROSS LEASABLE AREA: 2,700 SF
LEASE TERM: 5 YEARS

Click Here to View Walkthrough Tour

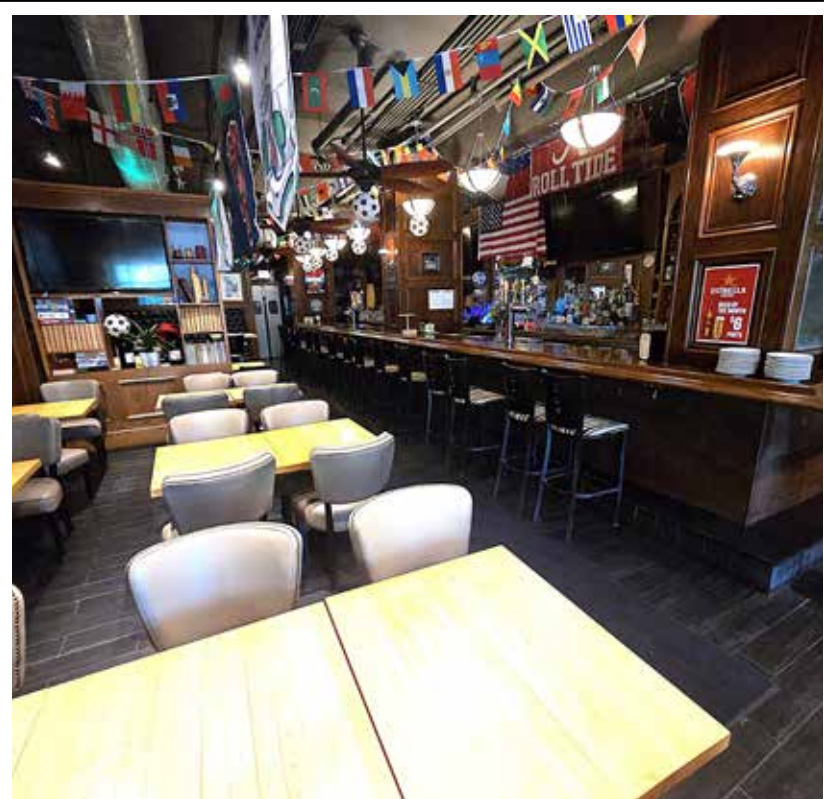
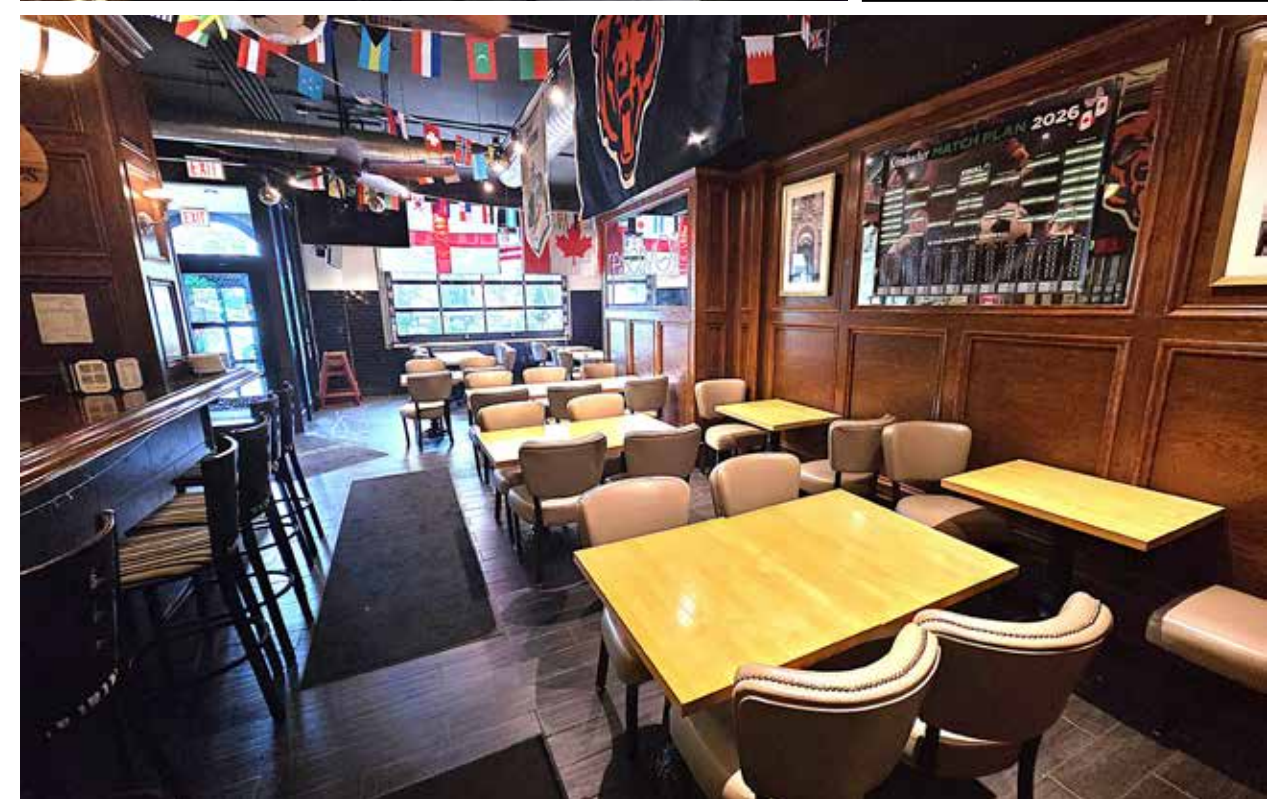
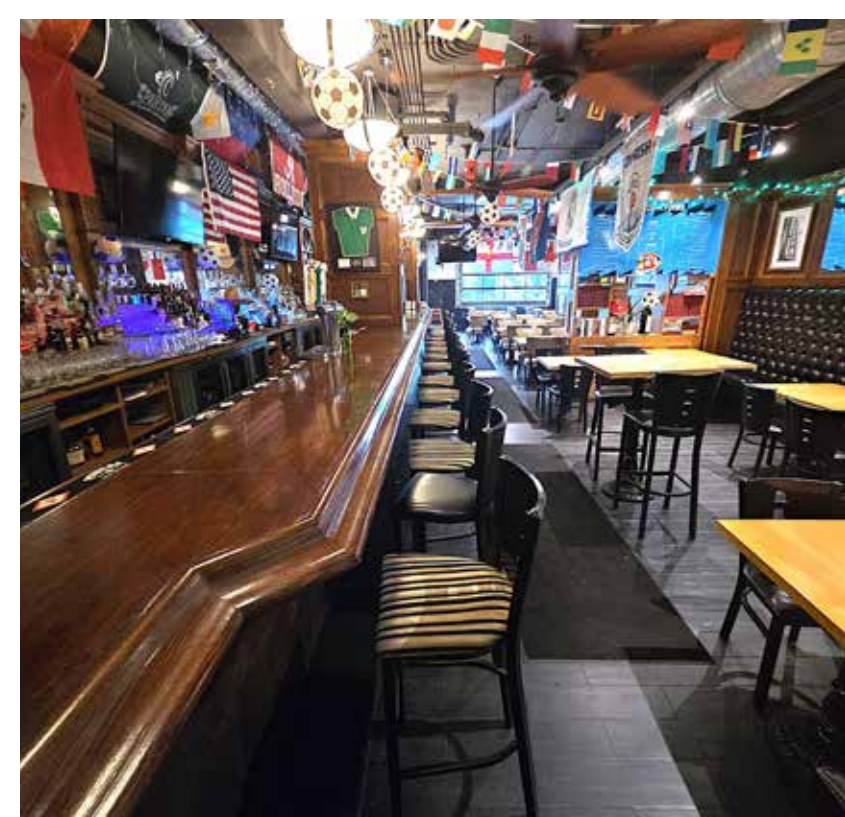




INVESTMENT HIGHLIGHTS

- For the last 15 years, The Reservoir has been an immaculately-appointed, high-grossing, family owned & operated, hospitality business.
- The Incidental Liquor & Retail Food licenses; plus, the Sidewalk Cafe' Permit are corporately held and transferable.
- The total interior square footage is approximately 2,700 SF.
- The bar/dining area is 23.5' X 60.5' with a 12.5-foot ceiling height; the solid wood, bar-top is 36 linear feet long.
- The kitchen area is 21' X 60.5' feet with an 8-foot ceiling.
- The 7' X 5' keg room is located on the first floor with a glycol refrigeration system that delivers ice-cold beer to 16 tap handles. The food walk-in cooler is 8' X 5.5'.
- A 5-year gross lease starting at \$6,500 per month with three 5-year options.
- <https://www.reservoirchicago.com/>
- Co-Op commission: 3% on sale; Co-Op lease commission: 2.5% for initial 5-year term.
- **Proof of funds is required prior to scheduling a showing.**
- **Do not disturb the business and its employees.**





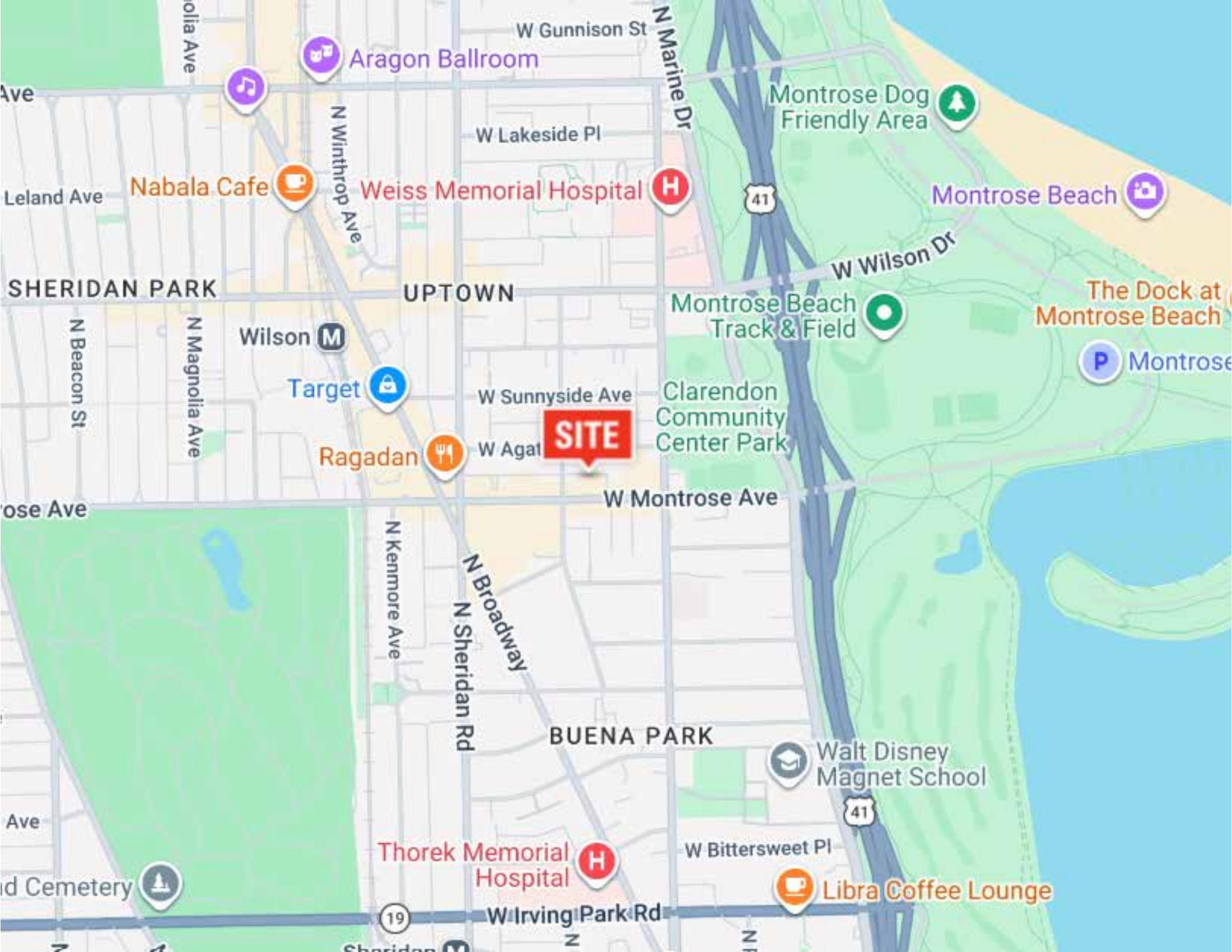


844 W. MONTROSE FF&E LIST

Description	Quantity	Location	Category
Hand sink	2	Kitchen	Fixture
Emerson Microwave	1	Kitchen	Equipment
TRUE 3-Glass Door front opening cooler	1	Kitchen	Equipment
Norlake Walk-in Cooler 8' x 5'6" (food)	1	Kitchen	Fixture
White reach-in cooler	1	Kitchen	Equipment
3-Compartment sink	1	Kitchen	Fixture
TRUE SS 2-door front opening freezer	1	Kitchen	Equipment
1-Compartment sink	1	Kitchen	Fixture
16' Hood ventilation with fire suppression	1	Kitchen	Fixture
Cuisinart vegetable dicer	1	Kitchen	Equipment
Procore Convection Oven	1	Kitchen	Equipment
Imperial double basket fryer	2	Kitchen	Equipment
Imperial 6-burner grill	1	Kitchen	Equipment
Imperial 3-knob griddle	1	Kitchen	Equipment
Garland 4-burner stove with oven	1	Kitchen	Equipment
TRUE SS 3-door front opening cooler w/prep table & ingredient cooler	2	Kitchen	Equipment
Epson receipt printer	2	Kitchen	Equipment
Escali San Jamar scale	1	Kitchen	Equipment
Norlake Walk-in Cooler 7'3" x 5'3" (beer)	1	Kitchen	Fixture
16-tap handle draft system with glycol	1	Bar/Dining Room	Equipment
Low top rectangular table	26	Bar/Dining Room	Furniture
Hi-top table	1	Bar/Dining Room	Furniture
Grey cushion chair	32	Bar/Dining Room	Furniture
Black chair	9	Bar/Dining Room	Furniture
Black Banquette	5	Bar/Dining Room	Furniture
Child high chair	2	Bar/Dining Room	Furniture
Bar stool	15	Bar/Dining Room	Furniture
Black hi-top chair	2	Bar/Dining Room	Furniture
Bunn coffee maker	1	Bar/Dining Room	Equipment
Epson receipt printer	3	Bar/Dining Room	Equipment
POS tablet	1	Bar/Dining Room	Equipment
Flat screen TV	7	Bar/Dining Room	Equipment
Surround Sound Speaker	8	Bar/Dining Room	Equipment
POS monitor	2	Bar/Dining Room	Equipment
Tablet	2	Bar/Dining Room	Equipment
Shift A800 credit card processor	2	Bar/Dining Room	Equipment
Shift Q25 credit card processor	3	Bar/Dining Room	Equipment
Beverage gun	2	Bar/Dining Room	Equipment
Ice chest	2	Bar/Dining Room	Fixture
Perlick 3-glass door front opening cooler	3	Bar/Dining Room	Equipment
Perlick SS 2-door reach-in beer cooler	2	Bar/Dining Room	Equipment
Omnimount black refrigerator	1	Bar/Dining Room	Equipment
3-Compartment sink	1	Bar/Dining Room	Fixture

LEASE ABSTRACT

- Commencement Date: To Be Determined Possession Date.
- Lease Expiration Date: 5 years from Possession Date.
- Lease Type: GROSS.
- Gross Leasable Area: 2,700 SF.
- Current Base Rent: \$6,500/monthly.
- Additional Option: Three 5-year Renewal Option Periods. To activate renewal option, Tenant must provide written notice no later than 6 months prior to the end of the current lease term.
- Escalations: 3% annual escalations, including all Renewal Option Periods.
- RE Taxes: Landlord is responsible for annual real estate tax bill.
- Utilities: Tenant is responsible for electric and gas used. Tenant is responsible for 15% of the property's water bill.
- Scavenger: Tenant is responsible for refuse disposal for the commercial premise.
- Security Deposit: \$13,000.



Aragon Ballroom

Nabala Cafe

Weiss Memorial Hospital

Montrose Dog Friendly Area

Montrose Beach

SHERIDAN PARK

UPTOWN

Montrose Beach Track & Field

The Dock at Montrose Beach

Wilson M

Target

W Sunnyside Ave

Clarendon Community Center Park

Ragadan

W Agate

SITE

W Montrose Ave

ose Ave

N Kenmore Ave

N Broadway
N Sheridan Rd

BUENA PARK

Walt Disney Magnet School

Ave

Thorek Memorial Hospital

W Bittersweet Pl

Libra Coffee Lounge

d Cemetery

W Irving Park Rd

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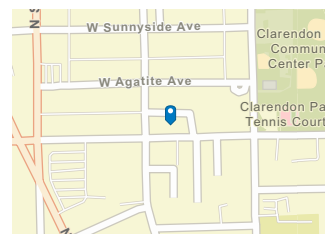
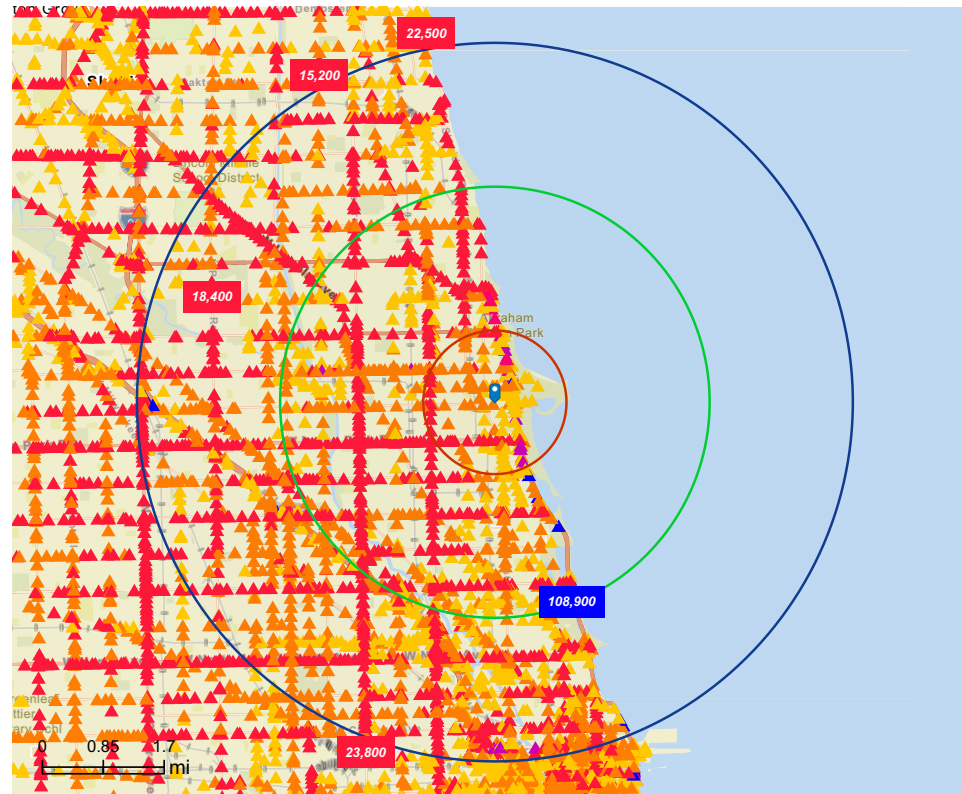
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TRAFFIC COUNT

Traffic Count Map

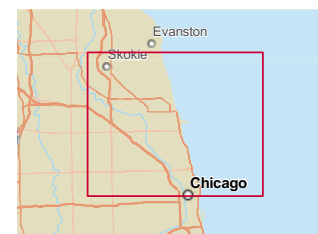
844 W Montrose Ave, Chicago, Illinois, 60613

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	DRIVE	DISTANCE
Wilson Station (Red & Purple Lines - CTA)	2 min	0.4 mi
Argyle Station (Red Line - CTA)	3 min	1.0 mi
Montrose Station (Brown Line - CTA)	2 min	1.2 mi
Sheridan Station (Red Line - CTA)	2 min	0.7 mi
COMMUTER RAIL	DRIVE	DISTANCE
Ravenswood Metra Station (Union Pacific North- UP-N Line)	4 min	1.6 mi
AIRPORT	DRIVE	DISTANCE
Chicago Midway International Airport	25 min	16.5 mi
Chicago O'Hare International Airport	25 min	17.8 mi

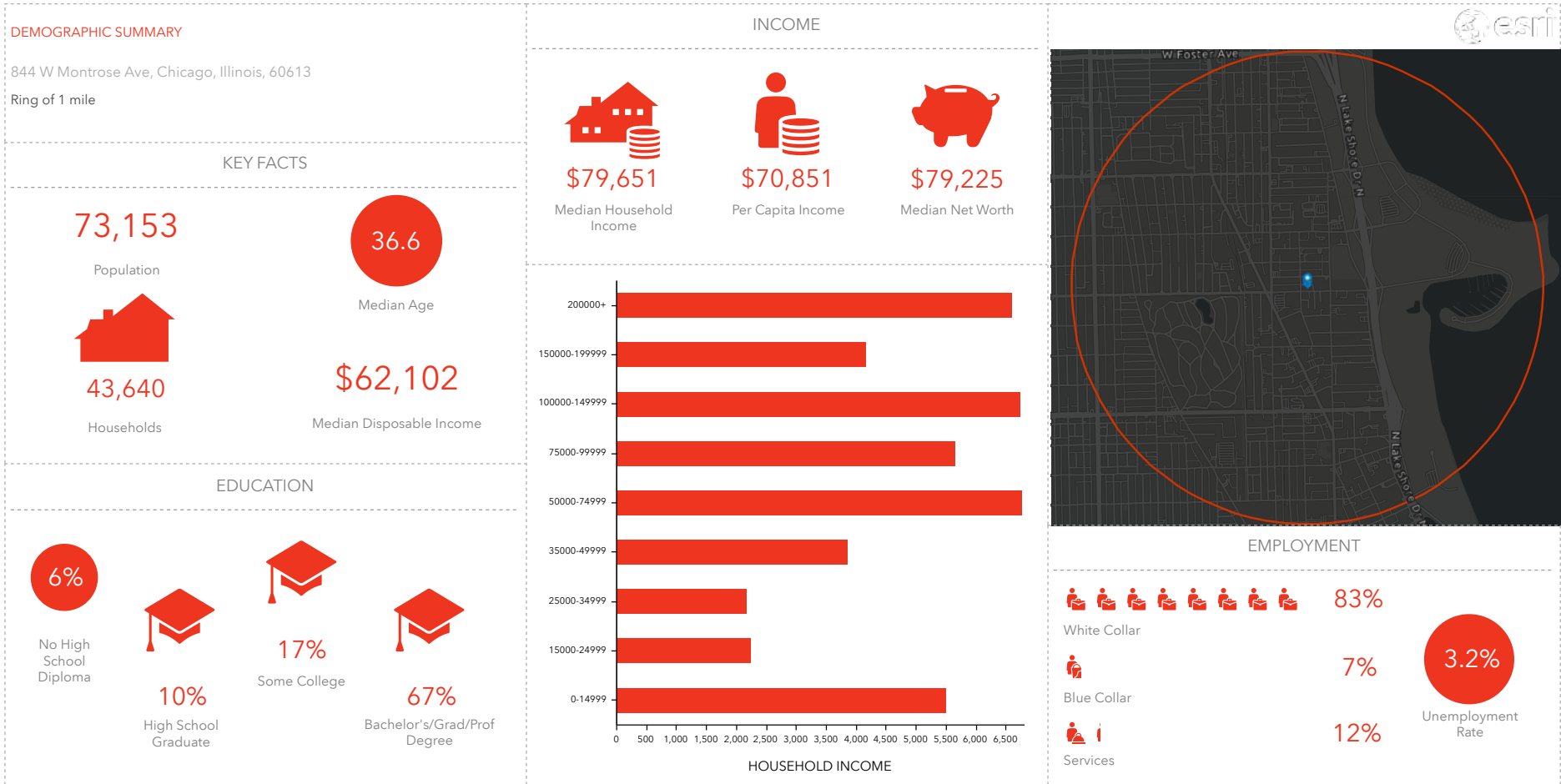
MARKET OVERVIEW

UPTOWN CHICAGO

Located in Chicago's Uptown neighborhood, the area surrounding 844 W. Montrose Avenue offers a mix of historic character, walkable amenities, and excellent transit access. The neighborhood features a diverse mix of multifamily housing, neighborhood retail, restaurants, and entertainment venues, with convenient access to the Broadway and Clark Street commercial corridors, the Lake Michigan lakefront, and nearby parks. Residents benefit from CTA rail and bus service, as well as quick access to Lake Shore Drive, providing easy connectivity throughout Chicago. With its strong amenities, vibrant commercial district, and continued investment, Uptown remains a desirable North Side residential market.



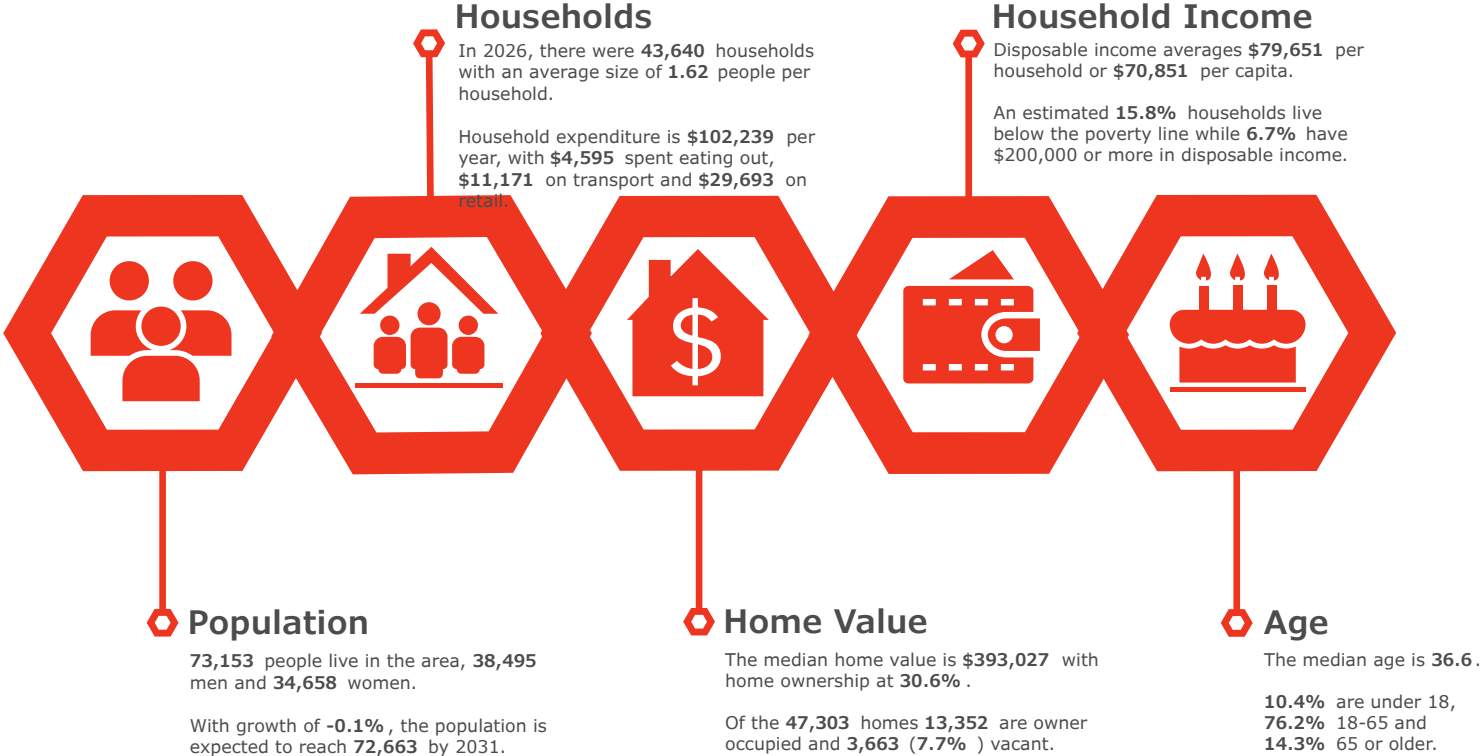
DEMOGRAPHIC INSIGHTS



DEMOGRAPHIC INSIGHTS



844 W Montrose Ave, Chicago, Illinois, 60613
 Ring of 1 mile



Source: Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2020-2024, 2026, 2031.

ABOUT YOUR BROKER



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■ ABOUT MIKE

Mike Costanzo is one of the leading consultants and sales advisors in the Chicago marketplace in the area of entertainment and hospitality. He brings many years of experience and expertise to a licensed liquor establishment; whether a nightclub, tavern, restaurant, or liquor retailer. Mike exclusively brokers bars, nightclubs, and restaurants with and without real estate. After more than 25 years of operating and owning bars, Mike brings a comprehensive knowledge base and unique perspective to this market. In the last 20+ years, he has successfully brokered businesses and real estate in Lincoln Park, the Gold Coast, Wrigleyville, Bucktown, Lakeview, Lincoln Square, South & West Loop, River North, River East, and River West.

Mike has consistently produced results for his growing client base in advising them relative to the Chicago marketplace in the areas of food, liquor, retail sales and business brokerage. His record of sales and consistently solid advice has placed him in the top 1% of the Brokers in his market place. When you need an expert, you can call on Mike Costanzo. Mike is both a licensed business broker and a licensed real estate broker.



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JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

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Consult tax & legal advisors to perform your own investigation.