

# RESTAURANT FOR SALE

**DO NOT DISTURB EMPLOYEES  
FULTON MARKET**

**KAIN**  
REAL ESTATE

Turnkey Restaurant Business | Fulton Market | Available for Purchase | 111 N Carpenter Street, Chicago, IL 60607 | [allan@kainrealestate.com](mailto:allan@kainrealestate.com)



# OPPORTUNITY

## Location & Neighborhood

- Prime Fulton Market / West Loop address: 111 N Carpenter St
- Surrounded by top restaurants, nightlife, offices, and affluent residents

## Deal Structure

- Stock Purchase of existing LLC – includes all licenses, permits & intellectual property
- Sale includes all assets: FF&E, smallwares, inventory, \$1.5M leasehold improvements
- Key Money: Please Contact Allan @ (312) 852-5526 or [allan@kainrealestate.com](mailto:allan@kainrealestate.com)
- In Place Rent: \$25,000 per month (all-in)

## Assets Included

- Fully equipped commercial kitchen & bar
- Dining room furniture, décor, sound & lighting
- Vendor/supplier contracts, menus, recipes, training manuals
- Inventory, smallwares, utensils, glassware, tabletop items
- Leasehold improvements, as-built plans, financials & POS data
- Menus, recipes, food formulas, training manuals, operations documentation

## Advantages

- Turnkey operation – ready to run with minimal downtime
- Strong brand & established customer base
- Ability to retain liquor license, permits, and existing staff



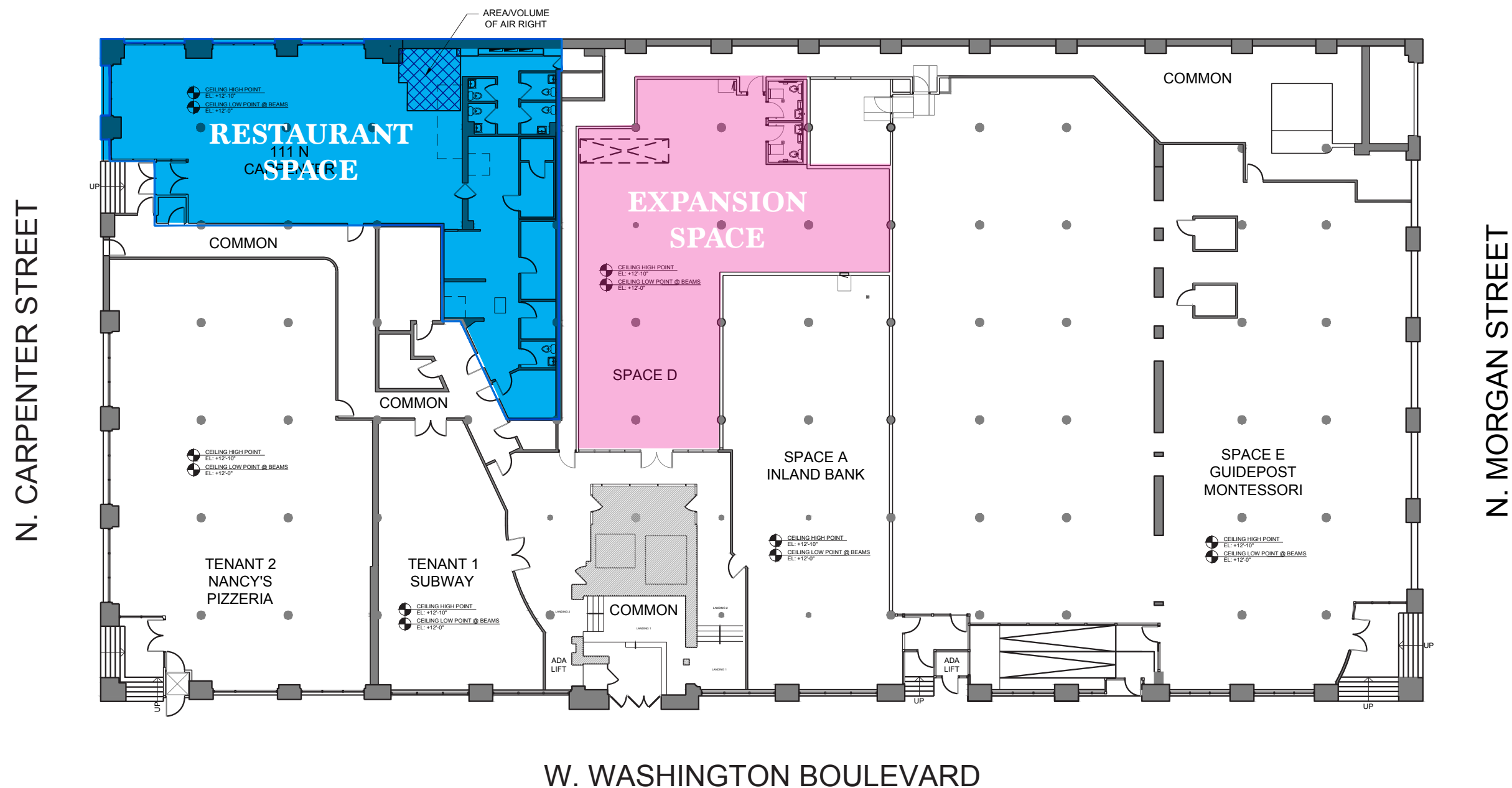


# FLOOR PLANS

## 4,077 SQFT



# RETAIL SITE PLAN





# SOLID PRESENCE OF TODAY'S MOST RECOGNIZED BRANDS

Fulton Market has experienced an unprecedented growth in hospitality, food, culture, technology and business. Ever since the “The Google Effect”, 7-million square feet of office space has been delivered to Fulton Market in the past decade, attracting many notable brands. These brands include, Google, Aspen Dental, McDonald’s, Kimberly-Clark, Modelez International Inc., EY, WPP, WeWork, Convene, Herman Miller, Steelcase, Glassdoor, Knoll, Dyson, SRAM, Skender, Vital Proteins, Flexport, INTERCOM, Uber and Foxtrot.





A photograph of a restaurant interior. In the foreground, there are several wooden tables with woven chairs. To the left, a long, tufted green booth runs along the wall. A large potted plant is on the left side. In the background, a bar area is visible with various bottles and an 'EXIT' sign above a doorway. The lighting is warm and dim.

**FOR MORE INFORMATION**

**ALLAN R. PERALES**  
allan@kainrealestate.com  
(312) 852-5526

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