



SCHRAMKO
REAL ESTATE



RIVER NORTH

For details contact:
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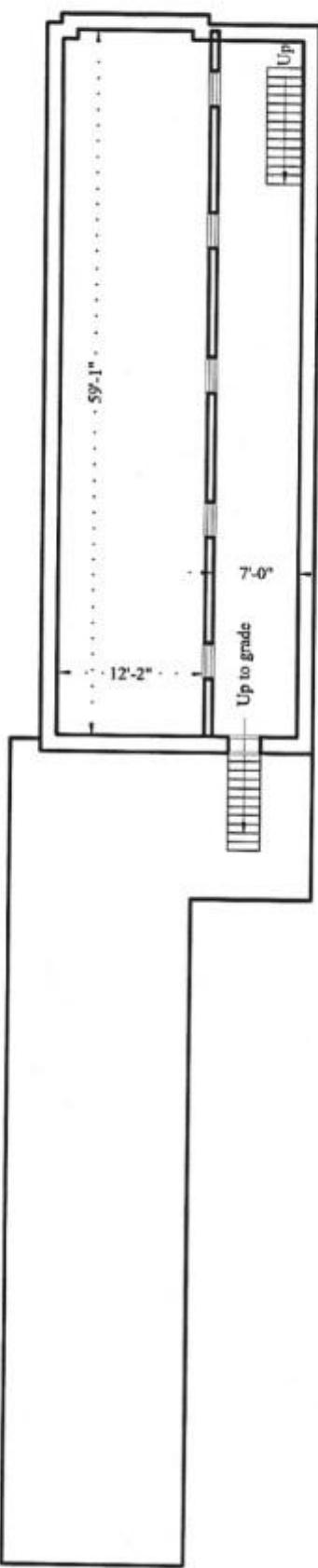
Details:

Chicago Avenue & Franklin, Chicago, IL

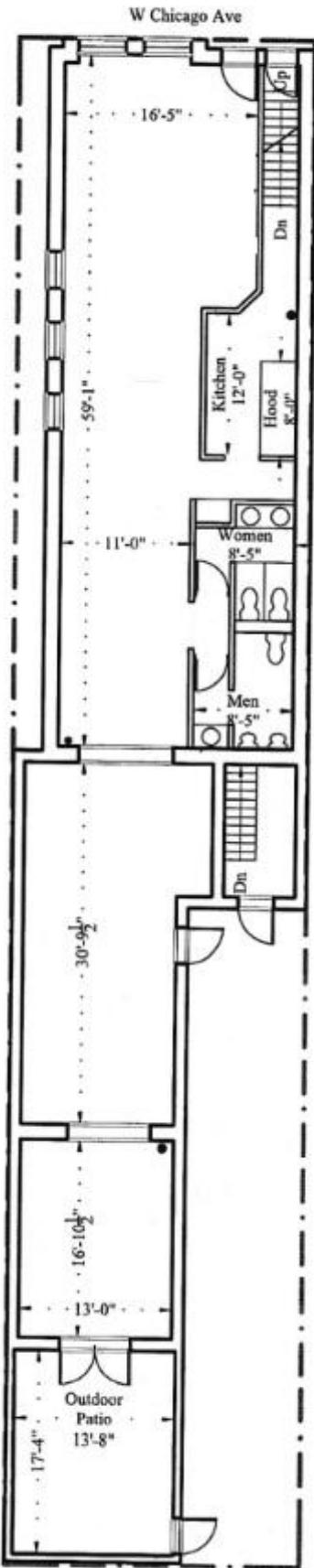
- 3,917 Total SF
- 2,258 SF first floor
- 1,389 SF lower level for storage & prep
- 270 SF outdoor space (*)Use subject to municipal approval
- 2nd Generation
- Some Equipment in Place (including hood, ice maker, walk-in cooler/freezer)
- Three Basin Sink & hand sinks
- High Ceilings of First Floor
- Large Windows that Open to Chicago Avenue
- As-Is/Very Clean

Acceptable Uses:

- Experienced Operators Only
- Bakery
- Deli
- Café
- Coffee
- Similar uses
- No Bar/Liquor



N
 **Basement**
 SCALE: 3/32" = 1'-0"
 1,389 sf Gross Area



N
 **1st Floor**
 SCALE: 3/32" = 1'-0"
 2,258 sf Gross Area interior space
 270 sf Gross Area Outdoor Patio space

Partial Interior/Equipment Detail



Kitchen



Walk In Cooler/Freezer



Interior of Walk In Cooler/Freezer



Dishwasher



Ice Maker

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