

# Logan Square - Chicago BAR/RESTAURANT WITH LARGE OUTDOOR BEER GARDEN

2700 N. Milwaukee Ave. Chicago, IL 60647



## Logan Square

The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch area is characterized by the prominent historical boulevards and large bungalow-style homes. At one time, Logan Square boasted a large Norwegian-American population, centered along the historic boulevards. Logan Square was the site of the Norwegian-American cultural center, Chicago Norske Klub. Many elaborate, stylish and expensive houses and mansions line historic Logan and Kedzie Boulevards where the club was once situated. Logan Square now boasts a growing dining, bar and nightlife scene.

## Parts & Labor - 2700 N. Milwaukee Ave. Chicago, IL 60647

Size (Approx.) 3,000 SF Interior + 2,500 SF Outdoor Beer Garden

3,000 SF Finished Basement

Rental Rate \$7,691.22 per Month Net (\$30.76 per SF)

Price \$225,000 (Licenses & Assets) **Price Reduced!**

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	37,570	266,937	617,315
2015 Female Population	35,770	264,591	634,894
2015 Total Population	73,340	531,528	1,252,209
2015 Total Households	27,775	203,075	518,889

## Income

2015 Median Household Income	\$47,671	\$56,217	\$54,685
2015 Per Capita Income	\$26,325	\$33,504	\$35,320
2015 Average Household Income	\$69,002	\$86,718	\$83,703

## Nearby Businesses

Hopwell Brewing Company  
Cafe Con Leche  
The Harding Tavern  
The Logan Theater

## Description

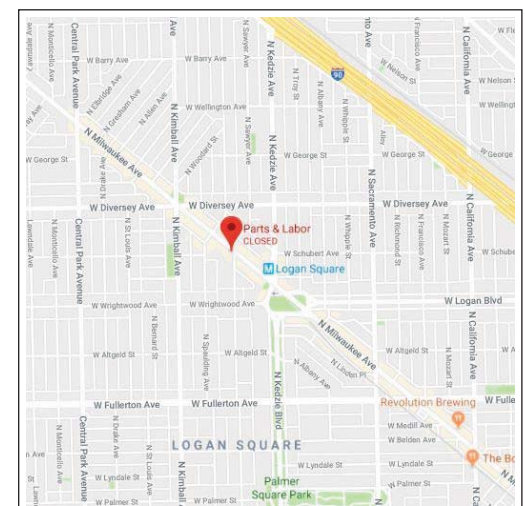
Clear span space with 15 ft. ceilings and large outdoor beer garden in Logan Square. Occupancy of 146 indoors and 110 in outdoor beer garden. Full kitchen and basement (ADA compliant). Basement includes walk-in cooler and freezer and refrigeration system. 16 beers on tap, as well as Jameson and Fernet.

*All showings must be accompanied by agent. Only qualified operators with proof of funding will be considered.*

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1024 7-29-2013

## Map

North Milwaukee and Sawyer



**PARTS & LABOR – 2700 N. MILWAUKEE**

Listing Agent	Jarrett Fradin
Transaction Type	- Business Sale Licenses, Lease Assignment and Asset Sale-
Listing Status	<i>All showings must be accompanied by broker. Only qualified operators with proof of funding will be considered.</i>
Property Type	Bar/Restaurant
Property Name	Parts and Labor
Address	2700 North Milwaukee
City, Zip	Chicago, IL 60647
Area	Logan Square
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$225,000.00(License & Asset Sale with Lease Assignment) <b>Price Reduced!</b>
Rental Rate	\$7,691.22 (\$30.76 PF)
Lease Type	Net
Size	3,000 SF (Approx.) + 2,500 SF Outdoor Beer Garden
Basement	3,000 SF (Approx.) of Finished Basement
Licenses	Incidental Liquor, Retail Food, Beer Garden and Sidewalk Cafe
Yearly Adjustments	3% Anual
Duration	Initial term expire January 30 1, 2028.
Options	Two(2) Five Year Option's through 2038
Security Deposit	\$17,688.30
Beer Garden Rent	\$3,500.00 Annual (\$700 x 5 Months)
Occupancy	271 total (146 Indoor, 110 Beer Garden, 15 Sidewalk Café)
HVAC Age	4 Years.
Electric (amps)	Three Phase
Stories	First Floor of a 3-Story Building
Building Type	Mixed Use –Commercial/ Residential
Parking	45+ Spaces in Rear and Street Parking
Zoning	B3-3
Ward & Alderman	35 <sup>th</sup> - Carlos Ramirez Rosa
Nearby Businesses	Hopwell Brewing Company, Café Con Leche, The Harding Tavern, The LOGAN Theater, Puebla Restaurant and Taqueria
Cross Streets	North Milwaukee and Sawyer
Property Description	Corner of Milwaukee and Sawyer next to Logan Theater. 16 Beers on Tap , Jameson and Fernet on Tap, Clear span space with 15 ft ceilings and large outdoor beer garden. Occupancy of 146 indoors and 110 in beer garden. Full kitchen and basement, ADA Compliant. Walk-ins and refrigeration system located in the basement.
Previous Operating Hours	Open 6 Days a Week for Dinner 4:00 PM – 11:00 PM Saturday and Sunday Brunch 9:00 AM – 2:00 PM
Showings	Agent Must Accompany During Non-Operating Hours
Years of Operation	4+ Years
Annual Gross Sales	Contact Agent (Provided w/Proof of Funding)