

Ravenswood/Lincoln Square - Chicago NEWLY CONSTRUCTED RESTAURANT AND BAR AVAILABLE



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

4845 N. Damen Ave. Chicago, IL 60625



Ravenswood

Ravenswood is a neighborhood located at the North Side of the city of Chicago, IL. It is situated in Lincoln Square, one of the 77 well-defined Chicago community areas. Ravenswood is known for its courtyard-style residential buildings. Once considered an “up and coming” neighborhood, Ravenswood has seen its real estate values skyrocket since the 1990s. www.wikipedia.org

Ampersand Wine Bar - 4845 N. Damen Ave. Chicago, IL 60625

Size	1,200 SF (Approx.)
Licenses	Retail Food / Incidental Liquor / Outdoor Patio
Zoning	B3-2
Price	\$159,000 (Business Only) Price Reduced!

For additional information or to schedule a showing contact:

Juan Carlos Gomez
312.575.0480 ext. 19
juancarlos@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	32,209	260,398	497,547
2015 Female Population	32,605	253,825	500,019
2015 Total Population	64,814	514,223	997,566
2015 Total Households	31,774	226,438	420,838

Income

2015 Median Household Income	\$61,087	\$55,496	\$56,388
2015 Per Capita Income	\$44,132	\$37,913	\$36,515
2015 Average Household Income	\$89,339	\$84,055	\$84,788

Nearby Businesses

Ground Swell Coffee Roasters
Gio's Bar & Grill
CVS
Me Dee Cafe

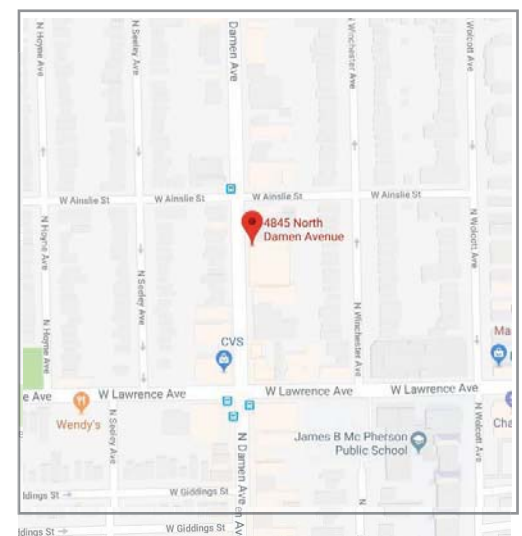
Description

Newly constructed restaurant and bar available. This business is located conveniently near two mass transit lines, Metra and CTA. The sale features newer restaurant infrastructure, equipment and a sidewalk café for al fresco dining.

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. 5/10 2-19-2013

Map

Damen Ave. & Lawrence Ave.



DATA SHEET – Ampersand Wine Bar

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Business Sale and Lease Assignment
Property Type	Restaurant and Bar
Property Name	Ampersand Wine Bar
Address	4845 N. Damen Ave.
City, Zip	Chicago, IL 60625
Area	Ravenswood
County	Cook
BUSINESS INFORMATION	
Asking Price	\$159,000.00 (Business Sale) <i>PRICE REDUCED!</i>
Rental Rate	\$ 2,440.78/Month
Lease Type	Modified Gross
Yearly Adjustments	2%
Duration	Remaining base term expires Septemper, 2023.
Options to Extend	Two 5 Year Options
Security Deposit	Subject to financial renew.
Size (Interior)	1,200 S.F. (Approximately)
Basement	N/A
Occupancy	Under 99
HVAC Age	Contact Agent
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	Single Story in Mixed Use
Building Type	Commercial Condo in Mixed Use Condo Complex
Parking	Street Parking
Zoning	B3-2
Licenses	Retail Food, Incidental Liquor Licenses and Outdoor Patio Permit
Ward & Alderman	47 th Ward, Alderman Ameya Pawar
Nearby Businesses	Ground Swell Coffee Roasters, Gio's Bar & Grill, CVS, Me Dee Cafe
Property Description	Restaurant/Bar in Commercial Condo
Cross Streets	Damen Ave. and Lawrence Ave.
Business Description	Newly constructed restaurant and bar available. This business is located conveniently near two mass transit lines, Metra and CTA. The sale features newer restaurant infrastructure, equipment and a sidewalk café for al fresco dining.
Annual Gross Sales	Contact Agent