

Rogers Park - Chicago

MIXED-USE PROPERTY ON BUSY CLARK ST.

WITH WELL-MAINTAINED RESTAURANT

6922 N. Clark St.



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



Rogers Park

Rogers Park is located nine miles north of downtown Chicago. It is bounded by the city of Evanston along Juneway Terrace and Howard Street to the north, Ridge Boulevard to the west, Devon Avenue and the Edgewater neighborhood to the south, and Lake Michigan to the east. The presence of its diverse array of students and academics from Loyola University Chicago and Northwestern University, just a few miles to the north, has historically lent Rogers Park a high degree of liberalism and tolerance. Rogers Park has over 130 restaurants and has been ranked "very walk-able" by Walkscore.com.

6922 N. Clark St.

Size	2,650 SF (Approx.)
Parking	6 Spaces
Rental Rate	\$2,500 per Month (Modified Gross)
Sale Price	\$449,000 (Real Estate) \$60,000 (Business Only)

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	40,359	161,798	338,692
2013 Female Population	39,655	162,228	341,950
2013 Total Population	80,014	324,026	680,642
2013 Total Households	32,844	136,621	283,389

Income

2013 Median Household Income	\$43,668	\$50,459	\$57,748
2013 Per Capita Income	\$25,004	\$29,351	\$33,014
2013 Average Household Income	\$57,814	\$67,037	\$76,785

Nearby Businesses

Magnum Insurance Agency
Miny Azteca
Fonda Dona Chio
Clark Auto Parts

Highlights

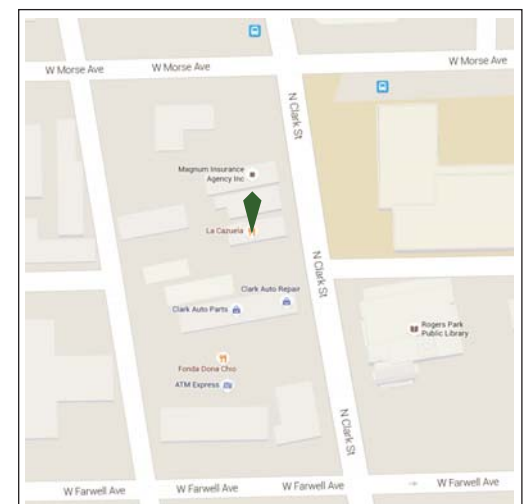
Great mixed-use property on busy Clark St. in Rogers Park. Well maintained (and operating) restaurant on the first floor is included in the sale price. Property sits on an oversized lot with two apartments above (2 bdr, 1 bdr + den). Newer plumbing, electric and windows throughout the building and a full basement that includes an office, walk-in coolers and storage. Garden seating for 20+ in the back, all restaurant furniture, fixtures, and equipment included in the sale price.

Operating business, please do not disturb employees.

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. 522 1-14-2013

Map

Clark St. & Morse Ave.



LISTING INFO

Agent(s) Responsible	Adam Salamon
Transaction Type:	(1) Real Estate Sale – (2) Business Sale w/Lease
Type of Property	Mixed-use
Sale or Lease	Both
Real Estate included in price?	Yes
Property Data	
Property Name	La Cazuela
Address	6922 N. Clark St.
City, Zip Code	Chicago, 60626
Area	Rogers Park
County	Cook
Sale Price	\$449,000.00 (\$60,000.00 Business only)
Rental Rate	\$2,500.00/Month
Lease Type	Modified Gross
Lease Term	5 years
Yearly Adjustment	3% Annual
Security Deposit	Review of Credit
Taxes	3,939.00 (2013)
Building Type and Year Built	Brick
# of Seats	40+ Seats
Stories	Two Stories
Size	Approx. 2,650 SF
Lot Size	4,730 SF
Parking	Six Spaces
Zoning	C1-2
A/C & Heat	HVAC
Electric (amps)	200 Amps
Type of Roof & Age	Flat
Type of Basement	Full
Ward	49th
Alderman – Name and Phone Number	Joe Moore 773-338-5796
Nearby Businesses	Magnum Insurance Agency, Miny Azteca, Clark Auto Parts, Fonda Dona Chio, Rogers Park Public Library
Property Description	Great mixed-use property on busy Clark St. in Rogers Park. Well maintained (and operating) restaurant on the first floor is included in the sale price. Property sits on an oversized lot with two apartments above (2 bdr, 1 bdr + den). Newer plumbing, electric and windows throughout the building and a full basement that includes an office, walk-in coolers and storage. Garden seating for 20+ in the back, all restaurant furniture, fixtures, and equipment included in the sale price. Operating business, please do not disturb employees.

LISTING INFO

Cross Streets	Clark St. & Morse Ave.
Business Data	
Is the business currently operating?	Yes
Business Price	\$60,000.00
No. of Employees	3-5
Hours of Operation	4pm to 10pm Mon. –Fri., 12pm to 10pm Sat. –Sun.
FF&E included in price?	Yes