

# West Town - Chicago Mixed-Use Investment Property with Restaurant/Bar

2700 W. Chicago Ave.



156 North Jefferson St.  
Chicago, Illinois 60661-1411  
kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2012 Male Population	20,821	212,248	611,040
2012 Female Population	21,496	218,894	621,849
2012 Total Population	33,392	333,929	971,093
2012 Total Households	17,235	167,111	494,342

## Income

2012 Median Household Income	\$43,057	\$47,990	\$53,886
2012 Per Capita Income	\$26,344	\$30,709	\$34,059
2012 Average Household Income	\$63,748	\$77,465	\$82,732

## Nearby Businesses

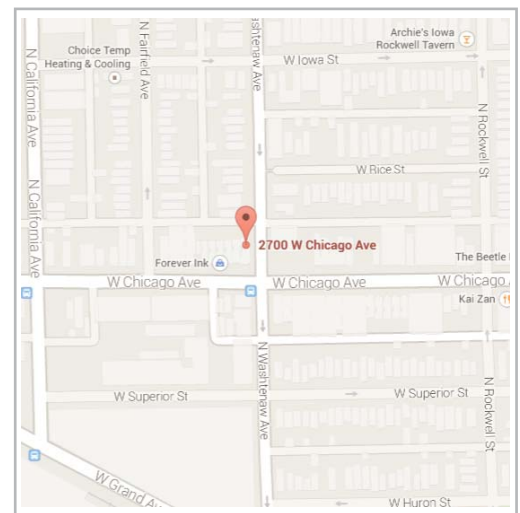
Chewie's Motorbikes	Taco L Jalisiense
Feed	Continental Lounge
Bettle Bar and Grill	Star Lounge Coffee Bar
Kai Zan	Shokolad Pastry & Cafe

## Highlights

Mixed-use investment property in a corner location of rapidly expanding neighborhood Ukrainian Village. Meticulously maintained three-level building with a restaurant/bar and apartment units. Also features a stunning, large new rooftop deck, for larger 2nd and 3rd floor unit, which looks directly at Chicago's skyline.

## Map

Chicago Avenue and Washtenaw Avenue



## West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffee houses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's

### 2700 W. Chicago Ave.

Size	5,856 SF (Building) 3,125 SF (Lot)
Cap Rate	6.4%
Projected NOI	\$80,054
Price	\$1,250,000 (Real Estate Sale) \$169,000 (Business)



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Juan Carlos Gomez

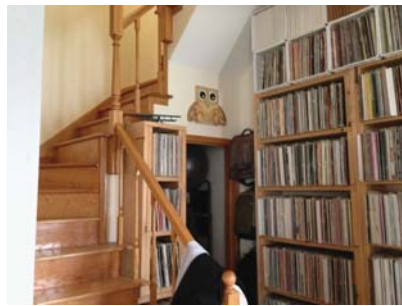
312.575.0480 Ext. 19

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2ND FL. FRONT KITCHEN

1ST FL. STUDIO KITCHEN



2ND FL. REAR KITCHEN



JUAN CARLOS GOMEZ  
312.575.0480 x19  
JUANCARLOS@KUDANGROUP.COM

**Information Sheet – 2700 W. Chicago Ave.**

Listing Agent	Juan Carlos Gomez <a href="mailto:juancarlos@kudangroup.com">juancarlos@kudangroup.com</a>
Transaction Type	Real Estate
Property Type	Mixed-Use Building
Address	2700 W. Chicago Ave.
City, Zip	Chicago, IL 60622
Area	West Town, Ukrainian Village & Humboldt Park
County	Cook
PIN	16-01-425-049-0000
Real Estate Price	\$1,250,000
Business Price	\$169,000 (Restaurant/Bar - Contact Agent for more details).
CAP rate	6.4%
Taxes	\$6,985.09 (2013)
CAM & Insurance	Contact Agent
Building Type	Masonry Mixed-Use Commercial/Residential
Stories	2
Size (Building)	5,856 S.F.
Size (Lot)	3,125 S.F.
Type of Basement	Full
A/C & Heat	Contact Agent
Projected NOI	\$80,054
Parking	Street Parking
Zoning	C1-2
Ward and Alderman	Ward 26 - Alderman Roberto Maldonado
Nearby Business	Chewie's Motorbikes, Feed, Beetle Bar and Grill, Kai Zan, Shokolad Pastry and Café, Star Lounge Coffee Bar, Continental Lounge

Property Description	Mixed-use investment property in a corner location of rapidly expanding neighborhoods. Meticulously maintained three-level building with a restaurant/bar and apartment units. Also features a stunning large new rooftop deck, for larger 2 <sup>nd</sup> and 3 <sup>rd</sup> floor unit, which looks directly at Chicago's skyline.
Location Description	West Town Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffee houses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.
Cross Streets	Washtenaw Ave. and Chicago Ave.
Is the business currently operating?	Yes. <b>Operating business. Do not disturb employees or management. Agent must accompany.</b>

## 2700 W. Chicago Ave. – Rent Roll

Unit #	BD/BA	Monthly Rent	Lease Ending
Commercial	--/--	\$2,832.50	05/31/14
Unit 2F	4/2.00	\$1,800.00	
Unit 2R	2/1.00	\$1,200.00	04/30/15
Unit 1R	--/1.00	\$1,100.00	09/30/14
<b>Total 4 Units</b>		<b>\$6,932.50</b>	

**Note:**

Rent will increase with a new Tenant. Assume \$4,000 Gross per Month with Tax Stop at Current Taxes.

Two 2nd Floor Tenants are original. The 2<sup>nd</sup> floor Front Rent should be \$2,200 per Month for a Three Bedroom and Two Baths. The Tenant has one more year on the Lease till 4/30/15.

**Net Rent (With New Established Bar/Restaurant Tenant)**

\$48,000 Commercial (Tenant pays increase in % taxes)

\$49,200 Residential (Rates above)

(\$3,911) Insurance

(\$250) Bar pays most of the water

(\$3,000) R & M

(\$6,985) Taxes

(\$3,000) Management fee

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**\$80,054 PROJECTED NOI**

# Plat of Survey

07-20-04 15:28 PLS 313

3138 3138 428 328199

0000-004



## UNITED SURVEY SERVICE, LLC

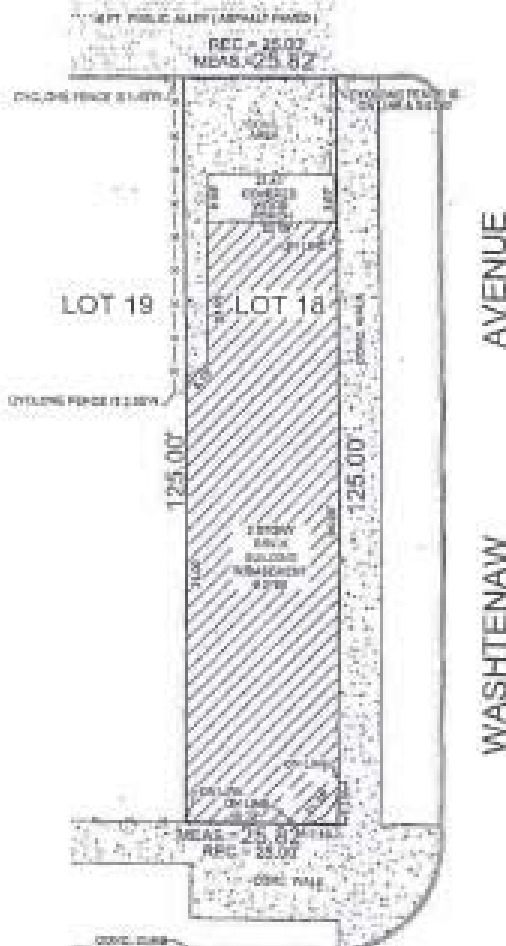
CONSTRUCTION AND LAND SURVEYORS  
 8551 KING TORRACE, ORD PLAINS, IL 60086  
 TEL: (847) 291-1010 FAX: (847) 291-1087  
 EMAIL: [ussurvey@att.net](mailto:ussurvey@att.net)

## PLAT OF SURVEY

OF  
 LOT 18 IN BLOCK 4 IN TAYLOR AND SANDS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE  
 SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 24  
 COOK COUNTY, ILLINOIS

KNOWN AS: 3783 W. CHICAGO AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 02 - 01 - 425 - 018



## W. CHICAGO AVENUE

ALL RIGHTS RESERVED BY THE SURVEYOR  
 THIS SURVEY IS THE PROPERTY OF THE SURVEYOR  
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED  
 IN ANY FORM OR BY ANY MEANS, ELECTRONIC  
 OR MECHANICAL, INCLUDING PHOTOCOPYING,  
 RECORDING, OR BY ANY INFORMATION STORAGE  
 AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN  
 PERMISSION OF THE SURVEYOR.

DATE OF SURVEY	07/20/04
DATE OF PLAT	07/20/04
DATE OF RECORDATION	07/20/04
DATE OF SALE	07/20/04
DATE OF DEED	07/20/04
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DATE OF SALE	07/20/04
DATE OF DEED	07/20/04

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 TEL: (847) 291-1010 FAX: (847) 291-1087  
 EMAIL: [ussurvey@att.net](mailto:ussurvey@att.net)

STATE OF ILLINOIS  
 COUNTY OF COOK

I, ROY G. LAMARCA, DO HEREBY CERTIFY THAT I AM  
 A LICENSED SURVEYOR IN THE STATE OF ILLINOIS AND THAT THIS  
 SURVEY IS A CORRECT REPRESENTATION OF THE  
 TRUTH.  
 ROY G. LAMARCA, SURVEYOR  
 My Commission Expires 07/20/2007

