

# Wicker Park - Chicago

## ESTABLISHED RESTAURANT/BAR ON DENSE INTERSECTION



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

1178 N. Milwaukee Ave. Chicago, IL - Usagi Ya Sushi



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



### Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

**1178 N. Milwaukee Ave. Chicago, IL 60642**

Size	2,000 SF (Business) + Fully Finished Lower Level
Licenses	Incidental Liquor & Retail Food
Rental Rate	\$40/SF (NNN)
Price	\$169,000 (Business Sale)

For additional information or to schedule a showing contact:

◀ Virtual Tour (QR Code)

Juan Carlos Gomez

312.575.0480 Ext. 19

JuanCarlos@kudangroup.com



### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	25,333	249,514	544,928
2013 Female Population	23,900	260,534	551,855
2013 Total Population	49,233	510,048	1,096,783
2013 Daytime Population	45,593	1,061,858	1,572,705

### Income

2013 Median Household Income	\$71,391	\$66,331	\$55,389
2013 Per Capita Income	\$42,777	\$43,774	\$32,996
2013 Average Household Income	\$89,926	\$87,575	\$75,759

### Nearby Businesses

Gang Studio Architects	The Bedford
Chopin Theater	Authentaco
Intelligentsia Coffee	Kin Sushi & Thai
Evil Olive	Frontier

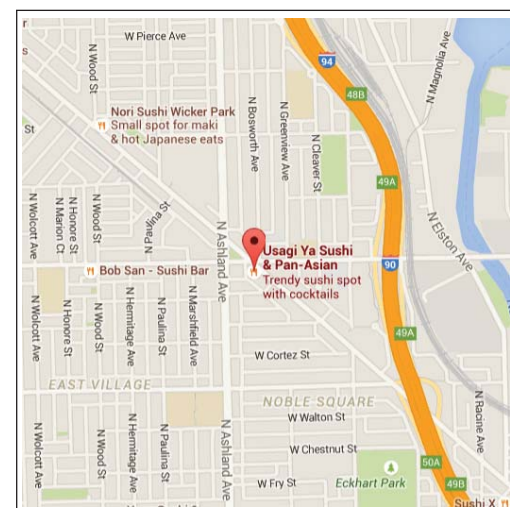
### Highlights

Established restaurant and bar near densely populated Wicker Park Intersection. Situated near the Polonia Triangle, steps from the CTA Blue Line and down the street from 90/94 Expressway. Join established Gang Studio Architect's restaurant collaboration across the street. This building dates back to 1873 and has been well maintained by the owner/operator. Opportunity to expand to the lower level finished lounge and potential private rear patio. *Operating business. Do not disturb employees or management. All showing must be accompanied by agent prior to operating hours.*

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. 1044 09.01.2015

### Map

Milwaukee Avenue & Division Street



**DATA SHEET – USAGI YA**

Listing Agent/s	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 19
Transaction Type	Business Sale and Lease
Listing Status	<b>This is a confidential listing. Do not disturb the employees or management.</b>
Property Type	Restaurant and Bar
Property Name	Usagi Ya
Address	1178 N. Milwaukee Ave. (Tax deed has 1176 N. Milwaukee Ave)
City, Zip	Chicago, IL 60642
Area	Wicker Park
County	Cook
<b>REAL ESTATE INFORMATION</b>	
P.I.N.	17-05-300-018-0000
Property Taxes	\$7,833.35 (2014)
Size (Building)	3,840 S.F. Approx.
Size (Lot)	3,125 S.F.
Building Age	117
<b>BUSINESS INFORMATION</b>	
Asking Price	\$169,000 (Business Sale)
Rental Rate	\$40/S.F.
Lease Type	NNN
Property Taxes	Tenant is responsible for ½ of the property taxes. Property taxes levied 2014 were \$7,833.35. Tenants proportionate share is approximately \$3,916.67/Annum or \$1.95/S.F.
Property Insurance & Water	Tenant is responsible for the property water bill and ½ of the property insurance. Tenants proportionate share is approximately \$2,160/Annum or \$1.08/S.F.
Yearly Adjustments	3%
Initial Duration	Negotiable
Options to Renew	Negotiable
Security Deposit	Based on Financial Review
Size (Business)	2,000 S.F. + Fully Finished Lower Level Lounge
Basement	Fully finished basement and dry storage.
Occupancy	Current occupancy card is 50. Incidental liquor license certificate has 80. Lower level must be licensed for occupancy.
HVAC Age	Newer
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	1 Level (May expand to lower level.)
Building Type	Masonry
Parking	City Parking Lot, Street Parking and Rear Private (Rear parking is negotiable and may be converted for outdoor private dining.)

Zoning	B3-2
Licenses	Retail Food and Incidental Liquor License
Ward & Alderman	Ward 2 – Alderman Brian Hopkins
Nearby Businesses	Gang Studio Architects, Chopin Theatre, Evil Olive, Intelligentsia Coffee, The Bedford, Authentaco, Kin Sushi & Thai, Frontier
Property Description	Three Story Mixed-Use
Business Description	Established restaurant and bar near densely populated Wicker Park Intersection. Situated near the Polonia Triangle, steps from the CTA Blue Line and down the street from 90/94 Expressway, join established bars and restaurants along with highly anticipated Gang Studio Architect’s restaurant collaboration across the street. This building dates back to 1873 and has been well maintained by the owner/operator. Opportunity to expand to the lower level finished lounge and potential private rear patio. All showing must be accompanied by agent prior to operating hours.
Location Description	Wicker Park is a heady mix of popular pastimes; boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade, business activity has increased with many new bars, restaurants, and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.
Cross Streets	Milwaukee Avenue and Division Street
Is the business currently operating?	Yes, please do not disturb employees or management. All showings must be accompanied by agent during non-operating hours.
Established	2005
Hours of Operation	Monday-Thursday 3:00pm – 11:00pm Friday-Saturday 12:00pm-12:00am Sunday 12:00pm-11:00pm
Website	<a href="http://www.usagiyasushi.com">www.usagiyasushi.com</a>