

# Lakeview - Chicago

## PIZZERIA AVAILABLE ON MAJOR LAKEVIEW AVENUE

3605 N. Ashland Ave. - Pizzaco's



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



### Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lakeview's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lakeview is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

	<b>3605 N. Ashland Ave. - Pizzaco's</b>
Size	+/- 1,000 SF (Approx.)
Rental Rate	\$2,400/Month (Gross)
Price	\$29,500 (Business Sale)
Zoning	C1-2

For additional information or to schedule a showing contact:

- ◀ Virtual Tour (QR Code)
- Scott Reinish
- 312.575.0480 Ext. 17
- Scott@kudangroup.com



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

### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2012 Male Population	30,560	268,806	539,3185
2012 Female Population	30,848	266,115	545,984
2012 Total Population	61,408	534,921	1,085,302
2012 Total Households	28,485	245,455	471,816
Housing			
2000 Total Housing Units	30,569	274,792	514,021
Income			
2012 Median Household Income	\$92,525	\$60,555	\$57,127
2012 Per Capita Income	\$57,421	\$41,708	\$37,818
2012 Average Household Income	\$123,472	\$88,975	\$85,089

### Nearby Businesses

- Thai Lounge
- PNC Banks
- Capt'N Nemo's
- Chicago Hair Care

### Highlights

Existing New York style pizzeria/casual dining restaurant available in Lakeview. Good size kitchen with an 8-foot hood. Cozy dining area makes it ideal for delivery, carry-out or dine-in. Located on a major Lakeview Avenue with tremendous drive by traffic. Owner moving out of state; will sell name, phone number and recipes. Ideal space for re-concept and/or expansion of an established business with great growth potential!

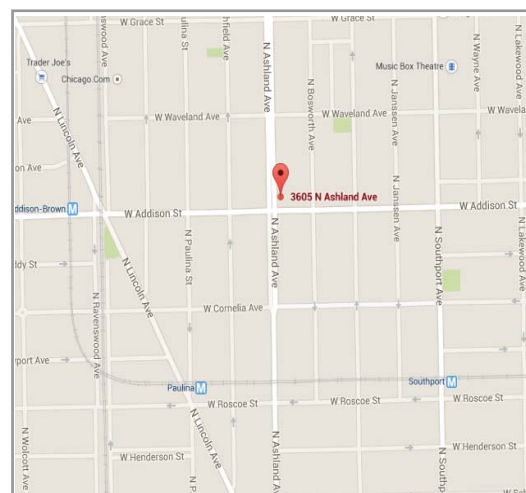
*Operating business.*

*Do not disturb employees or management.*

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. 355 9-18-2013

### Map

Ashland/Addison



## LISTING INFO

Agent(s) Responsible	Scott Reinish
Is this Confidential?	No. <b>Operating business. Do not disturb employees or management.</b>
Transaction Type	Business/Asset Sale
Type of Property	Restaurant
<b>Property Data</b>	
Property Name	Pizzaco's Italian Eatery
Address	3605 N. Ashland Ave.
City, Zip Code	Chicago, IL 60613
Area	Lakeview
County	Cook
Sale Price	\$29,500 (Business & Assets) <i>Price Reduced!</i>
Rental Rate	\$2,400 per Month
Lease Type	Gross
Lease Term	In 2 <sup>nd</sup> year of 1 <sup>st</sup> of 3 Five year option periods
Yearly Adjustment	\$100/year
Security Deposit	\$7,500.00
Taxes	Included in rental rate
# of Seats	20
Stories	1
Size	+/- 1,000 SF
Parking	Street
Zoning	C1-2
Licenses	Retail Food
A/C & Heat	Individual Thermostat
Electric (amps)	200amps
Type of Basement	Partial
Ward	44 <sup>th</sup>
Alderman – Name and Phone Number	Thomas Tunney (773)525-6034 ttunney@cityofchicago.org
Nearby Businesses	Thai's Lounge, PNC Bank, Capt'n Nemo's, Chicago HairCare
Property Description	Existing New York style pizzeria/casual dining restaurant available in Lakeview. Good size kitchen with an 8-foot hood. Cozy dining area makes it ideal for delivery, carry-out or dine-in. Located on a major Lakeview Avenue with tremendous drive by traffic. Owner moving out of state; will sell name, phone number and recipes. Ideal space for re-concept and/or expansion of an established business with great growth potential! <i>Operating business. Do not disturb employees or management.</i>

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Cross Streets	Ashland/Addison