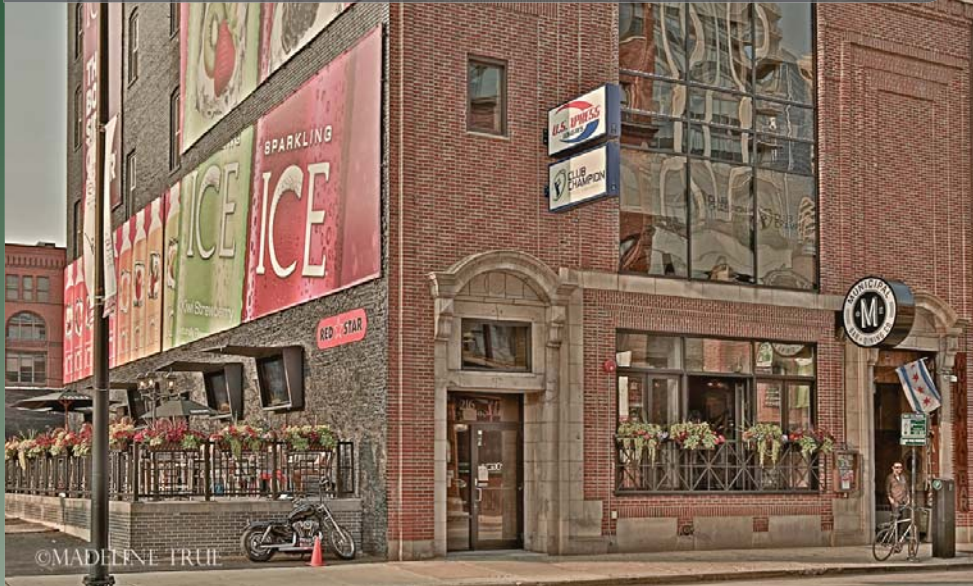


River North - Chicago

ONE OF CHICAGO'S TOP SPORTS BARS FOR SALE

Municipal Bar & Dining Co. - 216 W. Ohio St.



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	44,491	172,540	404,194
2013 Female Population	48,511	181,941	409,757
2013 Total Population	93,002	354,481	813,951
2013 Total Households	57,566	185,276	365,990
Income			
2013 Median Household Income	\$76,917	\$71,281	\$58,706
2013 Per Capita Income	\$63,129	\$50,566	\$37,407
2013 Average Household Income	\$98,600	\$92,563	\$79,892

Notes

Operating Business. Please do not disturb employees or management.

Highlights

Completely new construction build-out in River North. The site features two full bars; main bar seats 35-40 with 20 tap lines, back bar is equipped with 10 taps and is ideal for private parties. Huge patio that seats 84. 24 TVs inside and four 70" TVs outside, as well as six DirecTV satellites to ensure no sporting event is missed. Sizeable kitchen on the 1st floor with a 22' hood. Full basement with two walk-in coolers, along with plenty of storage. Also includes an ADA-compliant wheel chair lift that descends to the restrooms on the lower level. Rare opportunity to acquire a state-of-the-art facility in one of the most sought after neighborhoods in Chicago!

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. 377 06-22-15

Map

Ohio in Between Wells & Franklin



River North

River North is a neighborhood in the Near North Side of Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant nightlife.

216 W. Ohio St. Chicago, IL - Municipal Bar + Dining Co.

Size	5,000 SF (Approx. Main Floor) 5,000 SF (Approx. Basement)
Price	Subject to Offer (Business, License & Asset Sale)
Net Rental Rate	\$21,500 Fixed for 10 Year Term
Licenses	PPA, Incidental Liquor & Retail Food

For additional information or to schedule a showing:

Smart Phone (QR Code)

Scott Reinish

312.575.0480 Ext. 17

Scott@kudangroup.com



LISTING INFO

Agent(s) Responsible	Scott Reinish scott@kudangroup.com 312.575.0480 ext. 17
Is this Confidential	No. <i>Operating business. Please do not disturb employees or management.</i>
Transaction Type	Business/License sale with assets
Type of Property	Bar/Restaurant
Property Data	
Property Name	Municipal Bar + Dining Co.
Address	216 W. Ohio St.
City, Zip Code	Chicago, IL 60654
Area	River North
County	Cook
Sale Price	Subject to Offer
Rental Rate	\$21,500 fixed for 10 year term. Option periods to be determined at market rent
Lease Type	Net
Lease Term	10 year term dated 5-1-12 with two- 5 year options to renew
Taxes	Approx. \$2,083.40 per month
Occupancy	149 inside and 84 on the patio
Stories	1
Square Feet	5,000 SF Main Floor 5,000 SF Basement
Parking	72 car adjacent parking lot
Zoning	DX-7
Licenses	Incidental Liquor, PPA, Retail Food, Sidewalk Patio
A/C & Heat	1-15 ton unit for the 1 st floor and 1- 7.5 ton unit for the basement
Electric (amps)	600 amps
Type of Basement	Full
Nearby Businesses	Wildfire Chicago, Union Sushi & BBQ Bar, Sports Authority Sporting Goods, Ed Debevic's, Sound-Bar, Spy Bar
Property Description	Completely new construction build-out in River North. The site features two full bars; main bar seats 35-40 with 20 tap lines, back bar is equipped with 10 taps and is ideal for private parties. Huge patio that seats 84. 24 TVs inside and four 70" TVs outside, as well as six DirecTV satellites to ensure no sporting event is missed. Sizable kitchen on the 1st floor with a 22' hood.

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LISTING INFO

	Full basement with two walk-in coolers, along with plenty of storage. Also includes an ADA-compliant wheel chair lift that descends to the restrooms on the lower level. Rare opportunity to acquire a state-of-the-art facility in one of the most sought after neighborhoods in Chicago!
Cross Streets	Ohio in between Wells and Franklin
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Please do not disturb employees or management.</i>
Business Description	Sports bar and restaurant
Year Established	Dec. of 2012
Years of Operation	2.5
Reason for selling	Partnership split
Approx. Annual Gross Sales	\$4 million - 1 st year
FF&E included in price?	Yes

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