

Old Irving Park - Chicago BRAND NEW RESTAURANT WITH EXISTING BLACK IRON



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



Old Irving Park

Old Irving Park is a neighborhood of Chicago bounded by Montrose Avenue, Pulaski Road, Addison Street and Cicero Avenue. It has a variety of historical housing stock including Queen Anne, Victorian, and Italianate which are restored throughout generations. The neighborhood has recently emerged as a new hot spot for homebuilders. The CTA Blue Line runs through the neighborhood.

	4219 W. Irving Park Rd. Chicago, IL
Size	2,000 SF (Approx.)
Rental Rate	To Be Negotiated
Sale Price	\$99,000 (Business Sale)
Parking	2 Parking Spaces for Ownership

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Scott Reinish

312.575.0480 Ext. 17

Scott@kudangroup.com

Juan Carlos Gomez

312.575.0480 Ext.19

JuanCarlos@kudangroup.com



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	24,938	236,744	603,676
2013 Female Population	24,502	238,103	615,475
2013 Total Population	49,440	474,847	1,219,151
2013 Total Households	18,039	164,952	472,874

Income

2013 Median Household Income	\$54,339	\$52,852	\$54,309
2013 Per Capita Income	\$25,460	\$23,662	\$28,182
2013 Average Household Income	\$69,407	\$67,585	\$71,516

Nearby Businesses

Golden Nugget Pancake House
YMCA
Starbucks
Dunkin Donuts

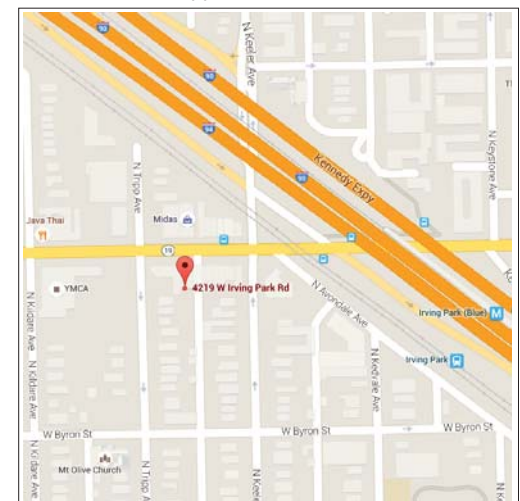
Highlights

Brand new restaurant space with existing Black Iron! Less than a year old with a complete gut re-hab. Perfect for any casual bar and/or restaurant re-concept. Easy access just off the Kennedy Express highway with heavy vehicular traffic. Located only a few blocks from a new construction mixed-use project with tenants Potbelly's, Lou Malnati's & Bow Truss Coffee. The neighborhood is drawing many new businesses to the area including the first cider house to open in Chicago – Eris Brewery. Contact agents for more details on business sale.

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. 653 04-18-14

Map

b/t Keeler Ave. & Tripp Ave.



LISTING INFO

Agent(s) Responsible	Scott Reinish scott@kudangroup.com Juan Carlos Gomez juancarlos@kudangroup.com
Is this Confidential?	Yes.
Transaction Type	Business for Sale/Retail Space for Lease
Property Data	
Address	4219 W. Irving Park Rd.
City, Zip Code	Chicago, IL 60641
Area	Old Irving Park
County	Cook
Sale Price	\$99,000 (Business for Sale)
Rental Rate	To Be Negotiated
Lease Type	To Be Negotiated
Lease Term	To be Negotiated
Security Deposit	Pending review of Tenant's Financials
Taxes	Included
Stories	1
Square Feet	2,000 SF
Parking	2 parking spots included for ownership and street parking for customers.
Zoning	B3-3
Licenses	To be applied for
A/C & Heat	Please ask agent
Electric (amps)	Please ask agent
Type of Basement	Full/Unfinished
Ward	45 th Ward
Alderman	John Arena - (773) 286-4545
Nearby Businesses	Golden Nugget Pancake House, YMCA, Starbucks, Dunkin Donuts, Bow Truss Coffee, Lou Malnati's, Potbelly's, Eris Brewery
Property Description	Brand new restaurant space with existing Black Iron! Less than a year old with a complete gut re-hab. Perfect for any casual bar and/or restaurant re-concept. Easy access just off the Kennedy Express highway with heavy vehicular traffic. Located only a few blocks from a from a new construction mixed-use project with tenants such as Potbelly's, Lou Malnati's & Bow Truss Coffee. The neighborhood is drawing many new businesses to the area including the first cider house to open in Chicago – Eris Brewery. Contact agents for details on business sale.
Cross Streets	Irving Park Rd./N. Tripp Ave.

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.