

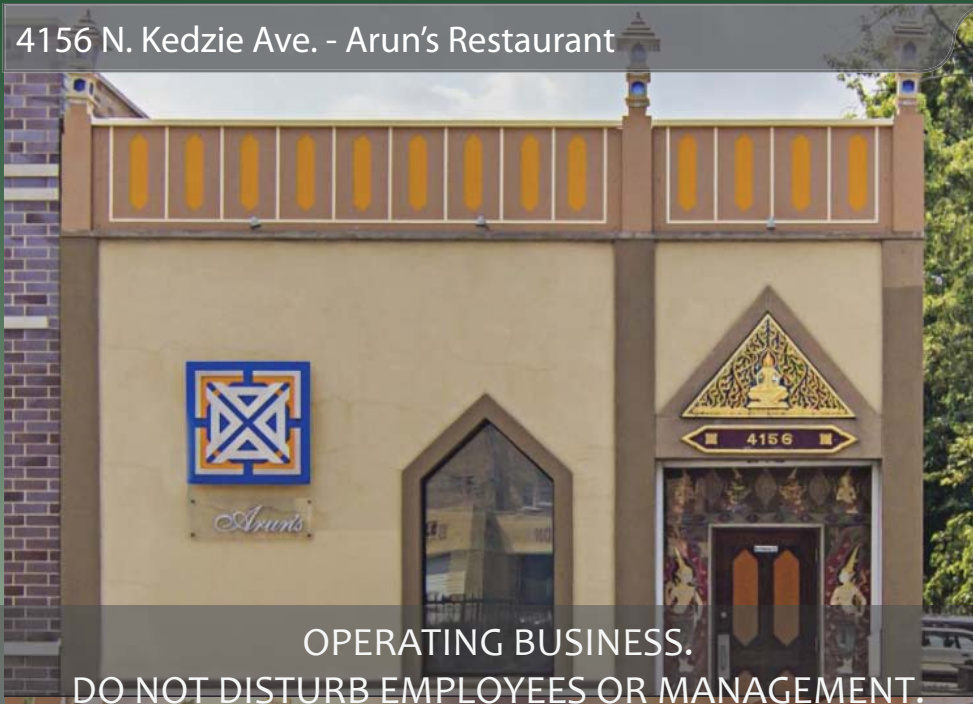
Irving Park - Chicago

SUCCESSFUL, ESTABLISHED RESTAURANT FOR SALE WITH REAL ESTATE



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

4156 N. Kedzie Ave. - Arun's Restaurant



OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



Irving Park

Irving park is one of the 77 designated Chicago community areas, located on the Northwest side. It is bounded by the Chicago River to the east, Milwaukee Road railroad tracks on the west, Addison Street on the south and Montrose Avenue on the north. The neighborhood was named after the American author Washington Irving. The CTA Blue Line runs through this neighborhood. Irving Park Historical Society was formed in 1984 to help preserve the neighborhood's heritage and Victorian architecture, which has survived since the late 19th century.

4156 N. Kedzie Ave. Chicago, IL 60618

Zoning	B3-1
Size (Approx.)	6,100 SF (Building) 2,997 SF (Lot)
Price	\$949,500 (Business & Real Estate)

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Scott Reinish

312.575.0480 Ext. 17

Scott@kudangroup.com



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	33,160	262,607	582,417
2015 Female Population	32,084	257,424	588,226
2015 Total Population	65,244	520,031	1,170,643
2015 Total Households	23,143	202,762	471,087

Income

2015 Median Household Income	\$52,187	\$55,763	\$54,011
2015 Per Capita Income	\$77,586	\$83,103	\$80,899
2015 Average Household Income	\$74,777	\$74,863	\$73,015

Nearby Businesses

Sanabel Bakery
Brisku's Bistro & Bar
Autozone
Felige Ice Cream

Highlights

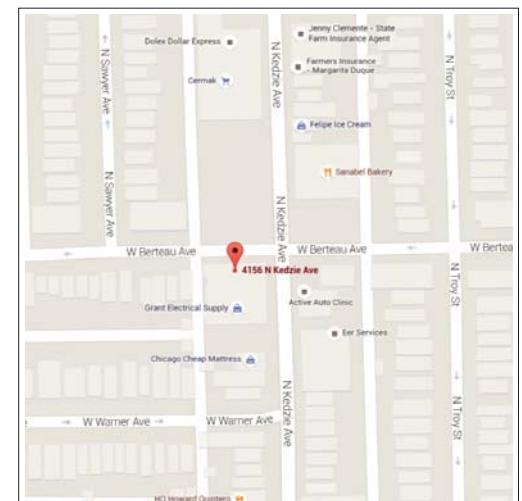
Very successful, long-standing restaurant for sale with real estate! 30 year old business with a very loyal customer base. The site offers an elegant ground level with a nice size kitchen and a 2nd floor ideal for private parties. Also includes office space. Easy re-concept for any type of restaurant user.

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. 653 04-18-1

Map

Kedzie Ave./Berteau Ave.



LISTING INFO

Agent Responsible	Scott Reinish scott@kudangroup.com
Is this Confidential?	No. <i>Operating business. Do not disturb employees or management.</i>
Transaction Type	Restaurant for Sale including Real Estate
Property Data	
Property Name	Arun's Restaurant
Address	4156 N. Kedzie Ave.
City, Zip Code	Chicago, IL 60618
Area	Irving Park/Albany Park
County	Cook
Sale Price	\$949,500 (Business & Real Estate)
Taxes	\$19,628 in 2013
# of Seats	87 downstairs & 17 upstairs
Stories	2
Square Feet	Approx. 6,100 SF
Lot Size	Approx. 2,997 SF
Parking	3 Deeded spots included
Zoning	B3-1
Licenses	Incidental Liquor, Retail Food
A/C & Heat	Ask agent
Electric (amps)	Ask agent
Type of Basement	Partial/Unfinished for storage
Ward	Ward 33
Alderman	Deborah Mell (773) 478-8040
Nearby Businesses	Sanabel Bakery, Brisku's Bistro & Bar, Autozone, Felipe Ice Cream, Grant Electrical Supply, Active Auto Clinic, Chicago Cheap Mattress, Cermak Grocery Store
Property Description	Very successful and long standing restaurant for sale with real estate! 30 year old business with a very loyal customer base. The site offers an elegant ground level with a nice size kitchen and a 2 nd floor ideal for private parties. Also includes office space. Easy re-concept for any type of restaurant user.
Location Description	Irving Park Irving park is one of the 77 designated Chicago community areas, located on the Northwest side. It is bounded by the Chicago River to the east, Milwaukee Road railroad tracks on the west, Addison Street on the south and Montrose Avenue on the north. The neighborhood was named after the American author Washington Irving.

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LISTING INFO

	The CTA Blue Line runs through this neighborhood. Irving Park Historical Society was formed in 1984 to help preserve the neighborhood's heritage and Victorian architecture, which has survived since the late 19th century.
Cross Streets	Kedzie Ave./Berteau Ave.