

# Lakeview - Chicago FULLY FURNISHED BAR/RESTAURANT WITH A LARGE SIDEWALK PATIO

2834 N. Southport Ave. - The Mirador



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 Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

### The Mirador - 2834 N. Southport Ave. Chicago, IL

Size	1,200 SF (1st Floor) 1,800 SF (Basement)
Rental Rate	\$5,118.13/Mo. (Gross)
Price	\$149,500 (Business Sale)

For additional information or to schedule a showing contact:

Smart Phone (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			
2015 Male Population	33,642	254,468	529,392
2015 Female Population	33,313	256,641	534,487
2015 Total Population	66,955	511,109	1,063,879
2015 Total Households	31,237	249,280	470,407

## Income

2015 Median Household Income	\$90,177	\$64,766	\$57,897
2015 Per Capita Income	\$62,302	\$48,556	\$40,251
2015 Average Household Income	\$127,712	\$97,494	\$88,566

## Nearby Businesses

JP Burke's Patio & Tap  
404 Wine Bar  
Diag Bar & Grill  
Que Rico Mexican

## Highlights

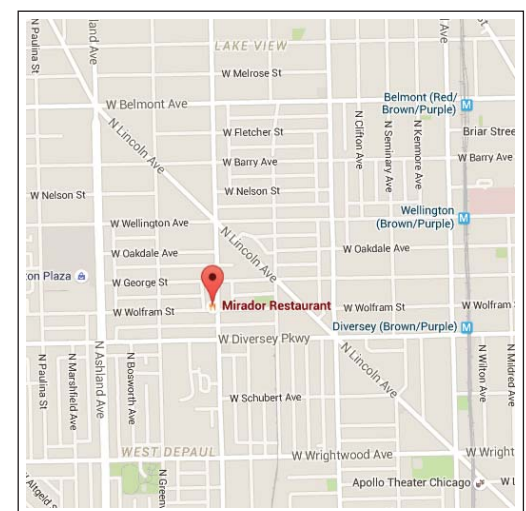
Fully-furnished and remodeled bar & restaurant in Lakeview. Corner location with a large wrap around sidewalk patio for 50 people. Open floor plan with a beautiful dark wood bar. Floor to ceiling bay windows and French Door entryway add to the open ambiance. The kitchen is located in the full basement with ample room for storage. Highly residential neighborhood provides a great opportunity for any local go-to hot-spot!

*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

Southport & Wolfram



### **LISTING INFO**

Agent Responsible	Scott Reinish <a href="mailto:Scott@kudangroup.com">Scott@kudangroup.com</a> 312.575.0480 ext. 17
Transaction Type	Business/Corp. Sale Including Assets and Licenses
Type of Property	Restaurant/bar
Is this business currently operating?	YES. <i>Operating business. Please do not disturb employees or management.</i>
Property Data	
Property Name	Mirador Restaurant
Address	2834 N. Southport Ave.
City, Zip Code	Chicago, IL 60657
Area	Lakeview
County	Cook
Sale Price	\$149,500
Rental Rate	\$5,118.13 (Monthly)
Lease Type	Gross
Lease Term	Initial lease dated 7/2004. Currently in the 1 <sup>st</sup> of two 5yr option periods going through 6/21.
CAM/ Insurance/Taxes	Included
Occupancy	50 inside and 50 on the sidewalk patio
Stories	1
Square Feet	1,200 SF on the 1 <sup>st</sup> Floor 1,800 SF in the Basement
Parking	Street
Zoning	B1-2
Licenses	Incidental liquor and retail food
A/C & Heat	Central
Electric (amps)	See agent
Type of Basement	Full
Ward	32
Alderman	Scott Waguespack – (773) 248-1330
Nearby Businesses	JP Burke's Patio & Tap, Bottle & Bottega, Diag Bar & Grill, Que Rico Mexican Restaurant
Property Description	Fully-furnished and newly remodeled bar/restaurant in Lakeview. Corner location with a large wrap around sidewalk patio for 50 people. Open floor plan with a beautiful dark wood bar. Floor to ceiling bay windows and French Door entryway add to the open ambiance. The kitchen is located in the full basement with ample room for storage. Highly dense neighborhood provides a great opportunity for any local go-to hot spot!

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

**LISTING INFO**

Location Description	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 Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.
Cross Streets	Southport/Wolftram