

# Irving Park - Chicago

## TURN-KEY BAKERY & PIZZA RESTAURANT WITH GREAT VISIBILITY ON IRVING PARK RD.



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

La Pane Bakery & Pizza



**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.

2954 W. Irving Park Rd. Chicago, IL 60618

Zoning	C1-3
Size	1,200 SF (Approx.) + 150 SF Storage Room
Rental Rate	\$1,465/Mo. (Gross)
Price	\$65,000 (Business/Assets)

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Brian Laskov

312.575.0480 Ext. 14

Brian@kudangroup.com



### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	28,770	280,090	585,068
2013 Female Population	28,727	274,550	593,262
2012 Total Population	57,497	554,640	1,178,330
2012 Total Households	21,312	223,291	474,679

### Income

2013 Median Household Income	\$58,571	\$56,773	\$54,868
2013 Per Capita Income	\$27,840	\$30,568	\$29,942
2013 Average Household Income	\$74,777	\$74,863	\$73,015

### Nearby Businesses

PitchFork Food & Saloon	La Pasadita
Sherwin Williams Paint	Patino's Bar
Beograd Restaurant	Leader Bar
Smalls. Smoke Shack	Mojo Bar & Grill

### Highlights

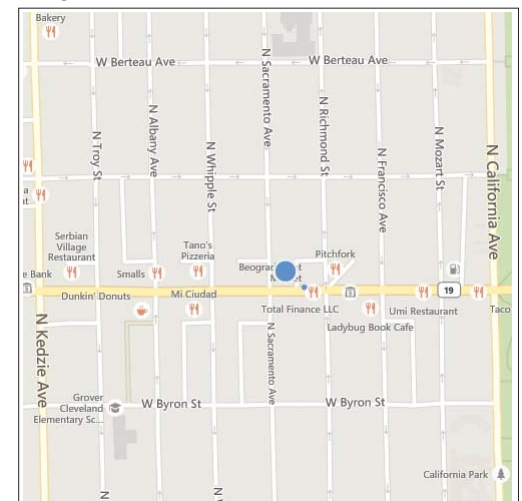
Turn-key, charming European décor bakery and pizza restaurant with great visibility on Irving Park Rd. Surrounded by a number of restaurants. Serves fresh handmade pizzas, paninis, breads, pastries, sweets, coffee & tea, along with a small market. Owner will provide training and recipes. There is an option to expand into adjacent corner retail space.

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 04-18-14

### Map

Irving Park Rd. b/t Sacramento & Richmond



La Pane Bakery & Pizza - 2954 W. Irving Park Rd. Chicago, IL 60618



Contact Agent:

Brian Laskov

312-575-0480 Ext. 14

Brian@kudangroup.com

## LISTING INFO

Agent Responsible	Brian Laskov <a href="mailto:brian@kudangroup.com">brian@kudangroup.com</a>
Transaction Type:	Business / Asset Sale with Lease Assignment (Retail space may also be available for sale.)
Type of Property	Restaurant (No Black Iron)
<b>Property Data</b>	
Property Name	La Pane Bakery & Pizza
Address	2954 W. Irving Park Rd.
City, Zip Code	Chicago, IL 60618
Area	Irving Park
County	Cook
Sale Price	\$65,000 (Business & Assets)
Rental Rate	\$1,465 per Month
Lease Type	Gross
Lease Term	08/31/20 Landlord will give longer term.
Yearly Adjustment	None
CAM & Insurance	NA
Security Deposit	None
Taxes	NA
Building Type and Year Built	Commercial Condo/ Newer Construction
# of Seats	15 Inside and 4 Outside (Outdoor Patio)
Size	1,200 SF plus 150 SF Storage Room
Parking	Street Parking
Zoning	C1-3
Licenses	Retail Food
A/C & Heat	Central
Type of Basement	No
Ward	33 <sup>rd</sup>
Alderman – Name and Phone Number	Deb Mell 3649 North Kedzie Chicago, Illinois 60618
Nearby Businesses	PitchFork Food & Saloon, Patino's Grill, Leader Bar, Mojo Bar and Grill, La Pasadita, Sherwin Williams Paint, Beograd Restaurant, Barley Burgers, Smalls. Smoke Shack & More
Property Description	Turn-key, charming European décor bakery and pizza restaurant with great visibility on Irving Park Rd. Surrounded by a number of restaurants. Serves fresh handmade pizzas, paninis, breads, pastries, sweets, coffee, tea, along with a small market.
Location Description	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,

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### **LISTING INFO**

	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 19 <sup>th</sup> century.
Cross Streets	Irving Park Rd. b/t Sacramento & Richmond
<b>Business Data</b>	
Is the business currently operating?	Yes
Year Established	2013
Years of Operation	3 years
No. of Employees	3
Hours of Operation	11:00 – 8:00
FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes, and will provide all their recipes.
Growth/Expansion possibilities	Option to expand into adjacent corner retail space.