

Lincoln Park - Chicago

NEWLY BUILT-OUT RESTAURANT/BAR DIRECTLY ACROSS FROM MOVIE THEATER



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

1480 W. Webster Ave. Chicago, IL 60614



Lincoln Park

Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

1480 W. Webster Ave. Chicago, IL 60614

Size	~1,600 SF (Ground Floor) 1,600 SF (Second Floor) + Basement
Licenses	Tavern & Retail Food
Current Lease	\$6,572.87/Mo. (NNN)
Price	\$169,000 (Asset & License Sale)

For additional information or to schedule a showing

◀ Smart Phone (QR Code)

Jerrod Rosen

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	25,786	256,442	546,079
2013 Female Population	26,169	261,949	555,780
2013 Total Population	51,955	518,391	1,101,859
2013 Total Households	22,887	252,745	478,357

Income

2013 Median Household Income	\$92,335	\$66,740	\$56,876
2013 Per Capita Income	\$52,413	\$43,697	\$34,134
2013 Average Household Income	\$111,687	\$87,912	\$76,774

Nearby Businesses

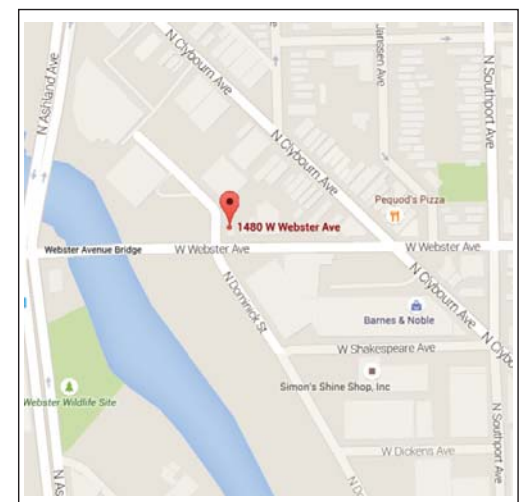
Regal Webster Place Movie Theater
Pequod's Pizza
Rice Cafe
Filippo's Ristorante

Highlights

Beautiful, newly built-out restaurant and bar directly across from the Regal Webster Place Movie Theater. Great private event space and bar on the second floor, as well as a large front and side patio.

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. 468-4-18-2014

Map



LISTING INFO

Agents Responsible	Jerrold Rosen and Scott Reinish
Type of Property	Three Story Building with Two Floor Restaurant
Sale or Lease	Asset & License Sale
Real Estate included in price?	No
Property Data	
Address	1480 W Webster Ave
City, Zip Code	Chicago, IL 60614
Area	Lincoln Park
County	Cook
Asking Price	\$169,000 (Assets & Licenses)
Current Lease	\$6,572.87 monthly
Term	Base Term expires May 2017 with two five year options to extend
Lease Type	NNN
Yearly Adjustment	3%
Tax & Insurance	Tax-\$817.93 per Month Water- \$683.98 per Month
Security Deposit	Two Months Base Rent
Building Type /Year Built	Three Story Mixed Use
Occupancy	99 on Ground Floor 50 on Second Floor 70 on Patio
Stories	Three
Square Feet	Approx. 1,600 SF Ground Floor Approx. 1,600 Second Floor Full Basement
Parking	Street Parking
Zoning	M1-2
Licenses	Tavern & Retail Food
A/C & Heat	Forced Air
Electric (amps)	400 AMPS
Property Description	Beautiful, newly built-out restaurant and bar directly across from the Regal Webster Place Movie Theater. Great private event space and bar on second floor, as well as a large front and side patio.
Location Description	Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

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Business Data	
Is the business currently operating?	No
Business Description	Wine and Cocktail Bar
Year Established	2014
Years of Operation	1+
FF&E included in price?	Yes, all FF&E is included in the sale price. Business name and trademarks not included.
Inventory included in price?	Yes, negotiable.
Will seller provide training?	Yes, to be determined.

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