

West Town - Chicago

FULLY-REMODELED, UPSCALE RESTAURANT/BAR WITH SIDEWALK CAFE



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

1450 W. Chicago Ave.

urban grill



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	23,695	238,272	523,897
2015 Female Population	22,053	246,512	527,883
2015 Total Population	45,748	484,784	1,051,780
2015 Total Households	21,593	234,431	447,630

Income			
2015 Median Household Income	\$73,844	\$66,668	\$55,340
2015 Per Capita Income	\$50,455	\$50,502	\$38,127
2015 Average Household Income	\$105,399	\$100,700	\$86,628

Nearby Businesses

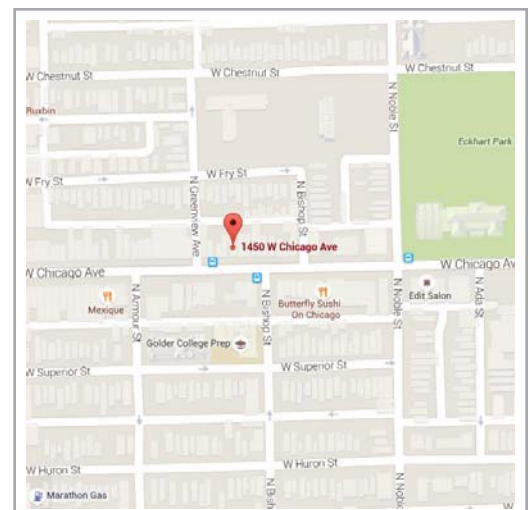
Flo
Five Star
Dovetail
Noble Grape

Highlights

Fully-remodeled, upscale restaurant & bar with sidewalk cafe. Full basement with a walk-in cooler and 8-keg system. Assignable lease with options through 2030.

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. 10-12-2011- 464

Map



West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

*Rendering

Unite Urban Grill - 1450 W. Chicago Ave. Chicago, IL 60642

Size	2,200 SF (Approx.)
Rental Rate	\$24.47 PSF (Net)
Tax	\$0.15 PSF
Sale Price	\$274,900 (Business & Assets)

For additional information or to schedule a showing contact:

Smart Phone (QR Code)

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com



PICTURES



LISTING INFO

Agent(s) Responsible	Jarrett Fradin jarrett@kudangroup.com
Is this Confidential?	NO
Transaction Type:	Business/Asset Sale with Lease Assignment
Type of Property	Restaurant/Bar
Property Data	
Property Name	Unite Urban Grill
Address	1450 W. Chicago Ave
City, Zip Code	Chicago, IL 60622
Area	West Town
County	Cook
Sale Price	\$274,900.00
Rental Rate	\$24.47/SF
Lease Type	Net
Lease Term	2.5 Years Left on 5 Year Base Term (additional 7 and 5 Year Option Term)
Tax	\$.15 PSF
Occupancy	99 Inside /14 (Sidewalk Café)
Stories	Business located on Ground Floor of 3 Story Building
Size	2,200 (Approx.)
Parking	Street
Basement	Full
Zoning	Commercial, B1-2
Licenses	Transferrable Incidental Liquor, Sidewalk Café and Retail Food Licenses.
Yrs Operating	2+
Nearby Businesses	FLO, FIVE STAR, DOVETAIL, NOBLE GRAPE, SHAMAN
Property Description	Fully-remodeled and updated restaurant/bar with sidewalk café. Full basement with a walk-in cooler and 8-keg system. Assignable lease with options thru 2030.
Location Description	West Town Boutiques, art galleries, theaters, restaurants, nightclubs and coffee houses thrive amid a diverse community in this compact neighborhood. Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park is a heady mix of popular pastimes.
Cross Streets	Chicago Ave/ Bishop St.