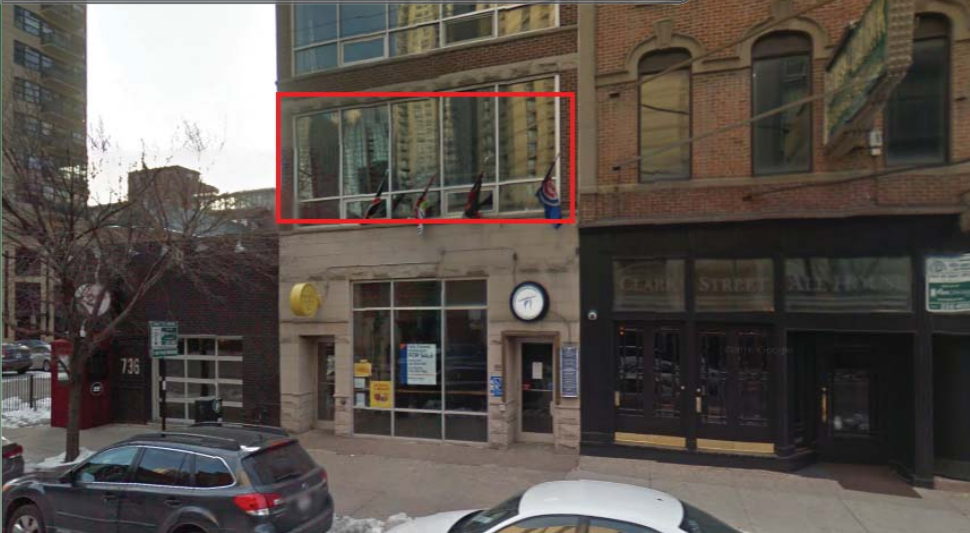


# River North - Chicago

## RARELY AVAILABLE BAR WITH TAVERN & PPA LICENSES

738 N. Clark St. Chicago, IL 60614



### River North

River North is a neighborhood in the Near North Side of Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant nightlife.

**738 N. Clark St. Chicago, IL 60614 - Pi Gallery Bar**

Size	2,500 SF
Zoning	DX-7
Rental Rate	\$5,559 (Gross)
Price	\$125,000 (Business Sale)

For additional information or to schedule a showing:

Smart Phone (QR Code)

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	50,412	170,723	381,382
2015 Female Population	55,837	180,833	392,178
2015 Total Population	106,249	351,556	773,560
2015 Total Households	65,722	189,176	362,370

### Income

2015 Median Household Income	\$80,168	\$73,771	\$60,673
2015 Per Capita Income	\$75,581	\$61,544	\$45,115
2015 Average Household Income	\$118,589	\$109,344	\$93,503

### Nearby Businesses

Clark Street Ale House	Cafe Iberico
Celtic Crossings Irish Pub	ZED451
Woodhaven Bar & Kitchen	25 Degrees
Underground Wonder Bar	Seoul Taco

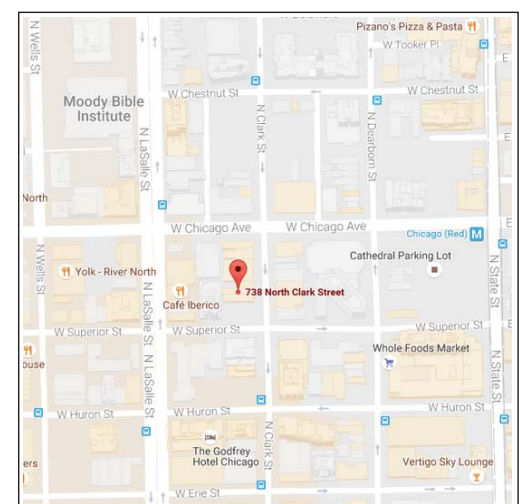
### Highlights

Rarely available bar in River North with a Tavern, Public Place of Amusement and Retail Food License, situated amongst several new luxury high-rises, including the Bush Temple and Tower with 230 units. This second story bar/venue can be expanded with a rooftop.

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. 1030 12-10-2013

### Map

Clark Street and Chicago Avenue



### DATA SHEET – Pi Gallery Bar

Listing Agent/s	Juan Carlos Gomez <a href="mailto:juancarlos@kudangroup.com">juancarlos@kudangroup.com</a> Anthony Citriglia <a href="mailto:anthony@kudangroup.com">anthony@kudangroup.com</a>
Transaction Type	Business Sale and Lease Assignment
Listing Status	Public
Property Type	Tavern and Restaurant
Property Name	Pi Gallery Bar
Address	738 N. Clark St.
City, Zip	Chicago, IL 60614
Area	River North
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$ 125,000.00 (Business Sale)
Rental Rate	\$5,559.00
Lease Type	Gross
Utilities	Tenant is responsible for all utilities, including 40% of the property water bill.
Yearly Adjustments	2.25%
Duration	Initial term expires January 30, 2018
Renewal Options	One five year option to renew.
Security Deposit	\$10,200.00
Size (Business)	2,500 S.F. (Approximately) Tenant has a right of first refusal to expand to the third floor unit at an additional \$1,500.00/Month, which shall run concurrent with the lease.
Basement	None
Occupancy	Under 99
HVAC Age	Contact Agent
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	Second Floor of three story building.
Building Type	Commercial in Multi-Story
Parking	Street Parking
Zoning	DX-7
Licenses	Tavern, PPA and Retail Food Licenses
Ward & Alderman	Ward 02, Brian Hopkins
Nearby Businesses	Clark Street Ale House, Celtic Crossings Irish Pub, ZED451, 25 Degrees, Café Iberico, Woodhaven Bar and Kitchen, Underground Wonder Bar, Seoul Taco
Property Description	Tavern/Entertainment Venue and Restaurant
Business Description	Rarely available bar in River North with a Tavern, Public Place of Amusement and Retail Food License, situated amongst several new luxury high-rises, including the Bush Temple and Tower with 230 units. This second story bar/venue can be expanded with a roof-top.
Location Description	River North River North is a neighborhood in the Near North Side of

	Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant nightlife.
Cross Streets	Clark Street and Chicago Avenue
Is the business currently operating?	<b>No.</b>
Showings	Must schedule and appointment with agent.