

Lincoln Park - Chicago

NEWLY REMODELED BAR/RESTAURANT WITH TAVERN LICENSE

2138 N. Halsted St. Chicago, IL - Mason



OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



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.

2138 N. Halsted St. Chicago, IL 60614 - Mason

Size	~1,800 SF
Current Base Rent	\$4,861 per Month (Net)
Price	\$149,500 (Business, Licenses & Assets) Price Reduced!
Licenses	Tavern & Retail Food

For additional information or to schedule a showing

◀ Smart Phone (QR Code)

Scott Reinish

312.575.0480 Ext. 17

Scott@kudangroup.com

Anthony Citriglia

312.575.0480 Ext. 10

Anthony@kudangroup.com



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	31,767	227,530	475,068
2015 Female Population	35,044	233,056	479,793
2015 Total Population	66,811	460,586	954,861
2015 Total Households	34,914	244,427	437,254

Income

2015 Median Household Income	\$74,869	\$72,931	\$59,487
2015 Per Capita Income	\$62,061	\$58,500	\$42,902
2015 Average Household Income	\$112,295	\$107,878	\$91,272

Note

Spex	Shine
Fox's	Toast
Athenian Room	Nookies Too
Hanabi Japanese	Chez Moi

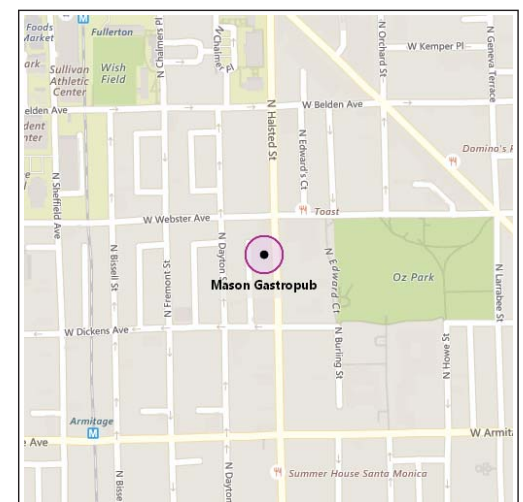
Highlights

Newly remodeled bar/restaurant with a Tavern License in one of Chicago's most historic neighborhoods, Lincoln Park. Tremendous vehicular traffic and residential population with very strong demographics. Large basement with plenty of storage room. Ideal site for any restaurant/bar concept. **OWNER FINANCING AVAILABLE!**

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

Halsted (Between Webster and Dickens)



LISTING INFO

Agent(s) Responsible	Scott Reinish scott@kudangroup.com Anthony Citriglia anthony@kudangroup.com
Transaction Type	Stock Purchase to include Licenses and Assets
Type of Property	Bar/Restaurant
Property Data	
Property Name	Mason
Address	2138 N. Halsted St.
City, Zip Code	Chicago, IL 60614
Area	Lincoln Park
County	Cook
Sale Price	\$149,500 <i>Price Reduced!</i>
Rental Rate	\$4,861 per Month
Lease Type	Net
Lease Term	10-yr Term Dated Jan. 1, 2008 with two additional 5-yr option periods to extend.
Taxes and Insurance	Estimated to be \$1,304 per Month
# of Seats	97
Stories	1
Square Feet	1,800 SF
Parking	Street
Zoning	B3-2
Licenses	Tavern, Retail Food
A/C & Heat	Central
Type of Basement	Full
Nearby Businesses	Spex, Fox's, Athenian Room, Hanabi Japanese, Shine, Toast, Nookies Too, Chez Moi, Glascott's Groggery, Lululemon Athletica, Starfruit, Lucy.
Property Description	Newly remodeled bar/restaurant with a Tavern license in one of Chicago's most historic neighborhoods, Lincoln Park. Tremendous vehicular traffic and residential population with very strong demographics. Large basement with plenty of storage room. Ideal site for any restaurant/bar concept. <i>OWNER FINANCING AVAILABLE.</i>
Location Description	Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago

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

	<p>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.</p>
Cross Streets	On Halsted between Webster and Dickens