

# River West - Chicago POPULAR CORNER BAR AND GRILL WITH GREAT LEASE

669 N. Milwaukee Ave. Chicago, IL



## River West

The small area within West Town east of the Kennedy Expressway and west of the south branch of the Chicago River, between Division Street (1200N) and Grand Avenue (500N) is referred to as River West, complementing the River North area of the Near North Side. The small area is bisected by the elevated Union Pacific Railroad tracks. This vibrant ever-growing neighborhood contains several large loft buildings, most converted in the mid 1980s for residential use; several housing developments; the Chicago Tribune's Freedom Center printing facility; many nightclubs and restaurants and surrounded by historic residential areas.



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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	26,206	204,558	469,496
2015 Female Population	24,990	213,280	473,298
2015 Total Population	51,196	417,838	942,794
2015 Total Households	27,333	213,033	412,151
<b>Housing</b>			
2015 Total Housing Units	18,810	197,845	427,701
<b>Income</b>			
2015 Median Household Income	\$85,051	\$70,156	\$56,960
2015 Per Capita Income	\$64,654	\$55,592	\$40,254
2015 Average Household Income	\$116,830	\$104,845	\$88,841

## Nearby Businesses

Roll Bike Shop  
The Dawson  
Sensaphonics

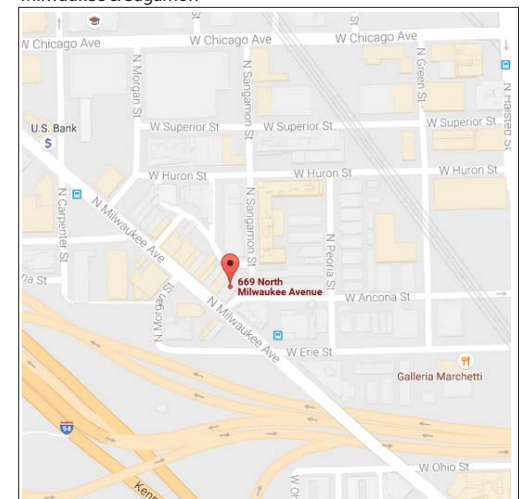
## Highlights

Popular, longstanding neighborhood sports bar and grill with a great lease. River West corner location with strong demographics. Serves chef-driven bar food in an open atmosphere with plenty of television screens and entertainment. Ideal for carry-out, delivery or casual dining.

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. 652-04-21-14

## Map

### Milwaukee & Sagamon



	669 N. Milwaukee Ave. Chicago, IL 60642 - DeLux Bar & Grill
Size	3,200 SF (Approx.)
Licenses	Incidental Liquor and Retail Food
Rental Rate	\$5,655 Per Month (Net)
Price	\$149,000 (Business Only) PRICE REDUCED!

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Bob Borchardt

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Bob@kudangroup.com



**LISTING INFO**

Agents	Bob Borchardt <a href="mailto:bob@kudangroup.com">bob@kudangroup.com</a>
Is this Confidential?	No
Transaction Type	Business Only
Type of Property	Bar and Grill
Sale or Lease	Sale
Real Estate included in price?	No
<b>Property Data</b>	
Business Name	Delux Bar and Grill
Address	669 N. Milwaukee Avenue
City, Zip Code	Chicago, IL 60642
Area	River West
County	Cook
Sale Price	\$149,000 (Business) PRICE REDUCED!
Rental Rate	\$5,655 per Month
Lease Type	Net
Lease Term	Through Feb 2020
Yearly Adjustment	3%
CAM & Insurance	No CAM Tenant pays own insurance
Security Deposit	\$7,000
Taxes	\$1,150
Building Type and Year Built	Brick – Single Story
# of Seats	91 Occupancy
Stories	One
Size	3,200 (approx.)
Lot Size	Irregular 37 X 102 (approx.)
Parking	Street
Zoning	Commercial – C1-3
Licenses	Retail Food and Incidental Liquor
A/C & Heat	Central
Ward	27
Alderman – Name and Phone Number	Walter Burnett 312-432-1995
Nearby Businesses	Roll Bike Shop, The Dawson, Sensaphonics
Property Description	Popular, longstanding neighborhood sports bar and grill with great lease. Corner location in the River West. Serves chef-driven bar food in an open atmosphere with plenty of television screens and entertainment. Ideal for carry-out, delivery or casual dining.
Cross Streets	Erie, Milwaukee, north of Grand
<b>Business Data</b>	
Reason for selling	New Career for owner
Approx. Annual Gross Sales	1 Mil plus
FF&E included in price?	Yes
Inventory included in price?	No

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Will seller provide training?	Yes/Negotiable
Competition/Market Overview	Strong demographics in hugely popular River West trade area.
Growth/Expansion Possibilities	Patio, private events, catering.