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## Current Listings

### Available Chicago Restaurants / Bars / Nightclubs

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Andersonville</b> Jarrett Fradin	5226 N. Clark St. <b>Code 681</b>	1,035 S.F.	Rental Rate: \$3,100 Monthly (Gross)	Approximately 825 square feet of retail space available for lease. Located in the heart of Andersonville, surrounded by boutique retail shops, restaurants and nightlife. Strong Vehicle and Pedestrian Traffic counts in this highly desirable area close to Foster Avenue.
<b>Avondale</b> Adam Salamon	<b>CONFIDENTIAL</b> <b>Code A127</b>	1,600 S.F.	<b>**PENDING CONTRACT**</b> Business Sale: \$220,000	Successful bar and restaurant in the hot Avondale neighborhood. Turn-key condition, the restaurant does delivery as well. Warm interior with a private party room in the back. This business is a vibrant part of the community. <b>Operating business. Do not disturb employees or management.</b>
<b>Avondale</b> Adam Salamon	2935 N. Milwaukee Ave. <b>Code A142</b>	3,000 S.F.	<b>**NEW LISTING**</b> Rental Rate: \$12- 20 PSF (Net)	Great retail space right in the heart of Avondale, one of Chicago's hottest neighborhoods. Space is ready for office, retail or warehouse use. Space also has the potential to be converted into restaurant or bar with the possibility of a rooftop deck.
<b>Dunning</b> Adam Salamon	7053 W. Addison St. <b>Code A137</b>	12,000 S.F. Building 13,750 S.F. Lot	Real Estate Sale: \$425,000	Lender owned corner property for sale near the O'Hare corridor. Former bakery has ovens and walk-in cooler included in the sale price. Great redevelopment potential; could easily be converted for multi-tenant use. Property sold as is.
<b>Edgewater</b> Jarrett Fradin	<b>Lovely, Too</b> 1138 W. Bryn Mawr Ave. <b>Code 695</b>	4,550 S.F.	Business Sale: \$264,000 Rental Rate: \$6,753/Mo. (Net)	Below market rent! Restaurant with catering & commissary kitchen. Charming café/bakery shop located ½ block from the Red Line Bryn Mawr stop and two blocks from Lake Shore Drive. Beautiful production kitchen with state of the art equipment and black iron. Space includes storage, food prep area, office and full basement. <b>Operating business. Do not disturb employees or management.</b>
<b>Gold Coast</b> Juan Carlos Gomez	<b>Blue Agave</b> 1050 N. State St. <b>Code 1041</b>	5,000 S.F. Ground Floor 1,000 S.F. Mezzanine	Business Sale: \$599,000	Multi-level restaurant and bar available in the affluent Gold Coast neighborhood. This rare opportunity is located in the ground floor of the Newberry Plaza luxury tower surrounded by high-end shopping, hotels, dining and entertainment. The Restaurant has undergone a recent renovation. Features a sidewalk café for additional al fresco dining overlooking some of Chicago's historical landmarks. <b>All showing must be accompanied by listing agent. Operating business. Do not disturb employees or management.</b>
<b>Greektown</b> Adam Salamon	770 Gladys Ave. <b>Code A131</b>	1,721 S.F.	Rental Rate: \$14/SF NNN	Great ground floor loft space in the heart of Greektown right off of the Kennedy Expressway. Abundant natural light, wide open floor plan and high ceilings make this an idea spot for office/retail usage.

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Old Irving Park</b> Scott Reinish	4219 W. Irving Park Rd. <b>Code 381</b>	2,000 S.F.	Rental Rate: \$30/SF Net	Restaurant space with existing Black Iron! Complete gut re-hab; perfect for any casual bar and/or restaurant re-concept. Easy access just off the Kennedy Express highway with heavy vehicular traffic. Located only a few blocks from a new construction mixed-use project with tenants Potbelly's, Lou Malnati's & Bow Truss Coffee. The neighborhood is drawing many new businesses including the first cider house to open in Chicago – Eris Brewery. <b>Operating business. Do not disturb employees or management.</b>
<b>Lakeview</b> Jerrod Rosen	<b>CONFIDENTIAL</b> <b>Code J538</b>	2,272 S.F. (1 <sup>st</sup> Floor) 897 SF (2 <sup>nd</sup> Floor)	Business Sale: Negotiable	This second generation restaurant and bar opportunity can easily be re-concepted with little investment. Some of the desirable features include a Black Iron hood, one walk-in with tap system and one food walk-in, full bar, POS system and ADA compliant bathrooms.
<b>Lakeview</b> Jarrett Fradin	3109 N. Broadway St. <b>Code 689</b>	4,716 S.F. (Building) 5,123 S.F. (Land)	Real Estate: \$3,000,000	Single-story commercial building located on approx. 5,125 SF of land with associated 65' (5x59) parcel of land (extending from the rear of the building to Barry Street on the south). Previous tenant, House of Fine Chocolates, operated for 75 years. Current tenant, Lakeview Kitchen & Market, completed a full rebuild in the last year and is currently operating a Shared-Kitchen concept.
<b>Lincoln Park</b> Scott Reinish Anthony Citriglia	<b>Mason</b> 2138 N. Halsted St. <b>Code 387</b>	1,800 S.F.	<b>**PRICE REDUCTION**</b> Business & Asset Sale: \$149,500 Rental Rate: \$4,861/Mo. (Net)	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. <b>Operating business. Do not disturb employees or management.</b>
<b>Lincoln Park</b> Juan Carlos Gomez	1777 N. Clybourn Ave. <b>Code 1034</b>	1,990 S.F.	Rental Rate: \$30/SF Net	Restaurant/retail space available for lease with an English Basement. Located in a well-developed retail area of Lincoln Park, in close proximity of the Red Line train stop. Features 3 bathrooms, 2 parking spaces, wood floors, large windows and high ceilings. Strong demographics and incomes.
<b>Lincoln Park</b> Juan Carlos Gomez	<b>Investment Property for Sale</b> 1777 Clybourn Ave. <b>Code 1034</b>	4,900 S.F. (Building) 2,350 S.F. (Land)	Real Estate : \$1,725,000	Investment property for sale. Located in a well-developed retail corridor of Lincoln Park, in close proximity to a major transportation hub – the Red & Brown Line train stop. Includes four income generating units and two parking spaces. Strong demographics and incomes.
<b>Lincoln Park</b> Jarrett Fradin	<b>Gyros on the Spit</b> 2820-26 N. Lincoln Ave. <b>Code 696</b>	2,200 S.F. (Interior) 400 S.F. (Outdoor Patio)	Business & Asset Sale: \$134,900 Rental Rate: \$6,556.36/Mo. (Net)	Newly built-out restaurant and bar with outdoor patio seating in Lincoln Park. Dedicated parking lot for restaurant with 10+ spaces. Black Iron. Casual comfortable dining area seats 60+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining. <b>Operating business. Do not disturb employees or management.</b>

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<p style="text-align: center;"><b>Logan Square</b></p> <p>Juan Carlos Gomez</p>	<p>2443 Milwaukee Ave. <b>Code 1051</b></p>	<p>4,500 S.F.</p>	<p>Rental Rate: \$27/SF (NNN)</p>	<p>Retail, restaurant or office space available in the latest expansion of Logan Square's Milwaukee Avenue, between Fullerton and Sacramento . Join soon-to-open highly-anticipated Brooklyn Favorite – Paulie Gee's pizzeria – with its first location in Chicago, as well as Furious Spoon and established neighborhood staples – The Whistler and Two-Way Lounge. This single-story commercial space has private parking option available.</p>
<p style="text-align: center;"><b>Loop</b></p> <p>Jarrett Fradin</p>	<p><b>CONFIDENTIAL</b> <b>Cactus Bar &amp; Grill</b> 412 S. Wells St. <b>Code 698</b></p>	<p>3,998 S.F.</p>	<p>Assets &amp; Licenses: \$324,000 Rental Rate: \$38/SF (Modified Gross)</p>	<p>Bar, lounge and nightclub with outdoor patio located in the Loop. Space holds PPA &amp; Tavern licenses. Occupancy of 146 with seating; 300 without. Only qualified operators will be considered. <b>Operating business. Do not disturb employees or management.</b></p>
<p style="text-align: center;"><b>Loop</b></p> <p>Jerrod Rosen Bob Borchardt</p>	<p><b>CONFIDENTIAL</b> <b>Code J540</b></p>	<p>4,800 S.F. + 1,200 SF Basement + Patio</p>	<p><b>**PRICE REDUCTION**</b> Business Sale: \$199,000</p>	<p>Busy, casual bar/restaurant with outdoor patio in the Loop. Strong lunch, happy hour and dinner sales. Basement includes two walk-ins, freezer and employee restrooms. Ideal space for delivery, carry-out and casual dining. <b>Operating business. Do not disturb employees or management.</b></p>
<p style="text-align: center;"><b>Loop, West</b></p> <p>Jerrod Rosen</p>	<p><b>Piggyback BBQ</b> 176 N. Wells St. <b>Code J542</b></p>	<p>1,785 S.F.</p>	<p>Business Sale: \$175,000</p>	<p>Newly built-out 2<sup>nd</sup> generation restaurant in the Loop with sidewalk patio. Casual quick-serve décor makes it easy for any type of re-concept. Site includes an open dining area and a good size kitchen. Extremely high pedestrian traffic, located only 1 block away from Chicago's largest L-train stop. <b>Operating business. Do not disturb employees or management.</b></p>
<p style="text-align: center;"><b>Loop, West</b></p> <p>Jerrod Rosen</p>	<p><b>Tapworks</b> 840 W. Jackson Blvd. <b>Code J543</b></p>	<p>4,741 S.F. Groudn Floor 1,815 SF Basement</p>	<p>Business Sale: \$295,000</p>	<p>Bar and restaurant with brand new build-out in the West Loop. Beautiful décor with new windows, reclaimed wood and brick interior, full kitchen, large basemetn for storage, office and extensive draft system. <b>Operating business. Do not disturb employees or management.</b></p>
<p style="text-align: center;"><b>Loop, West</b></p> <p>Jarrett Fradin</p>	<p><b>CONFIDENTIAL</b> <b>Code M700</b></p>	<p>9,222 S.F.</p>	<p><b>**NEW LISTING**</b> Business Sale: \$474,000</p>	<p>Restaurant and bar established for over 20 years in the hot West Loop neighborhood. In close proximity of UIC and the United Center. Casual menu with 41 draft beers. Facility is in excellent condition with state-of-the art equipment, two year old HVAC system, antique bar and marble floors. There are three private rooms, as well as generous space for storage and refrigeration. <b>Operating business. Do not disturb employees or management.</b></p>
<p style="text-align: center;"><b>Old Town</b></p> <p>Brian Laskov</p>	<p>163 W. North Ave. <b>Code B105</b></p>	<p>1,198 S.F.</p>	<p>Rental Rate: \$43.50/SF (Net) Net Charges: \$13.50/SF</p>	<p>Vanilla box space with Black Iron located on buys North Avenue in the heart of Old Town; between Wells &amp; LaSalle streets. Twenty-five feet of frontae ideal for retail or fast-casual restaurant use.</p>

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Printer's Row</b> Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code 659</b>	4,800 S.F. Divisible to 2,400	Business Sale: \$199,000 Rental Rate: \$28/SF Net	Over 70 years of operating history! 240 plus Occupancy with an Outdoor Patio and Tavern license. Several different special event rooms lend themselves ideally for any size (40-150) private party. Strong foot traffic and demographics. Attract South Loop patrons any time of day with this corner location. <b>Operating business. Do not disturb employees or management.</b>
<b>River North</b> Juan Carlos Gomez Anthony Citriglia	<b>Pi Gallery Bar</b> 738 N. Clark St. <b>Code 1054</b>	2,500 S.F.	<b>**PRICE REDUCED**</b> Business Sale: \$99,000	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.
<b>River North</b> Scott Reinish	749 N. Clark St. <b>Code 376</b>	2,250 S.F. (1 <sup>st</sup> Fl.) 2,250 S.F. (2 <sup>nd</sup> Fl.) 2,250 SF (Basement)	Rental Rate: \$30/SF (Net) Based on 4,500 SF	Newly renovated, two-story bar/restaurant for lease in River North! Large bar on 1 <sup>st</sup> floor with seating for 12 and plenty of room for dining. 2 <sup>nd</sup> floor is ideal for lounge concept, party room and/or additional dining (equipped with a small bar). Kitchen equipped with dumb waiter going from basement to 2 <sup>nd</sup> floor. Full basement equipped with 2 <sup>nd</sup> hood and additional prep area, ideal for catering. Rare opportunity in River North located just a block from the Felix and Godfrey hotels, as well as two new-construction residential projects.
<b>River North</b> Juan Carlos Gomez	<b>Rev Burger</b> 22 W. Ohio St. <b>Code 1050</b>	2,308 S.F.	Business Sale: \$179,000	Rare restaurant available in River North. Newly built and fully-fixture featuring vaulted ceiling and private outdoor seating. Located in the thriving and dense River North neighborhood. Centrally located amongst corporate offices and retail, near some of the most popular tourist destinations; Hard Rock Café, Rock & Roll McDonald's and the Rainforest Café.
<b>River West</b> Bob Borchardt	<b>DeLux Bar and Grill</b> 669 N. Milwaukee Ave. Code BR100	3,200 S.F.	Business Sale: \$200,000	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.
<b>Rogers Park</b> Adam Salamon	6636 N. Clark St. <b>Code A132</b>	1,000 S.F.	Rental Rate: \$1,300 per Month (Modified Gross)	Retail/office space on busy Clark St. in Rogers Park. All utilities separately metered and paid by tenant. Come find out why Redfin named Rogers Park the best neighborhood in Chicago!
<b>Rogers Park</b> Adam Salamon	1442-48 W. Howard St. <b>Code A138</b>	1448 - Approx. 1,200 S.F. 1444 - Approx. 700 S.F. 1442 - Approx. 800 S.F.	\$12-15/Square Foot	Three great retail spaces available just off of the lake in charming Rogers Park. Unique flat iron building availabilities include a 1,200/SF corner retail opportunity with outdoor seating potential, a 700/SF built-out hair salon/barber shop, and an 800/SF retail-office unit for lease. Food use is permitted in larger unit, however no black iron.

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

<b>West Town</b> Jarrett Fradin	1952 W. Chicago Ave. <b>Code 664</b>	6,000 S.F. (Approx. on 2 Floors)	Real Estate for Sale: \$749,000	Restaurant/Bar structure available for sale in the heart of West Town on Chicago Ave. This 2 Floor building with existing Architectural drawings, Floor Plans, and Permits is stubbed for Plumbing and Electrical for restaurant use. Surrounded by restaurants and national retailers. Landlord will contribute to structural –capital improvements.
<b>West Town</b> Jarrett Fradin	<b>Lovely: A Bake Shop</b> 1130 N. Milwaukee Ave. <b>Code 694</b>	2,275 S.F. Indoor 875 S.F. Private Outdoor Patio	<b>**CONTRACT PENDING**</b> Business & Assets Sale: \$154,900	Below Market Rent! After 9+ Years in operation, this profitable coffee shop and bakery is being marketed for sale. Casual, comfortable dining area seats 25+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Loyal customer base ranging from students to business professionals. Outdoor component, parking and basement as well. Unique venue for weddings. Ideal space for delivery, carry-out and casual dining. <b>Operating business. Do not disturb employees or management.</b>
<b>West Town</b> Jarrett Fradin	<b>Unite Urban Grill</b> 1450 W. Chicago Ave. <b>Code 690</b>	2,200 S.F.	Business & Assets Sale: \$249,000	Fully-remodeled, upscale restaurant & bar with sidewalk café. Full basemene tiwth a walk-in cooler and 8-keg system. Assignable lease with options through 2030.
<b>Wicker Park</b> Jerrod Rosen	<b>CONFIDENTIAL</b> <b>Code J544</b>	2,750 S.F.	<b>**NEW LISTING**</b> Business Sale: \$150,000 Rental Rate: \$7,979/Mo. (Modified Gross)	Popular, long-standing coffee shop/restaurant on busy street. Beautiful build out with all Furniture, Fixtures and Equipment included in the sale. Basement is an additional 1,500 SF. <b>Operating business. Do not disturb employees or management.</b>
<b>Wicker Park</b> Jerrod Rosen Juan Carlos Gomez	1520 W. Division St. <b>Code J531</b>	+/- 6,975 S.F.	Rental Rate: \$25/SF NNN	Unique opportunity to collaborate with internationally renowned Studio Gang Architects. Subject property is the garden level space of a vintage Art Deco building currently being restored into the firm's new headquarters. Ownership is seeking interesting restaurant to combine two of Chicago's preeminent arts – Architecture & Culinary – under one roof. Tenant will have access to one of the only rooftop patios available in Wicker Park. Other creatives and unique potential users also encouraged to inquire.
<b>Wicker Park</b> Brian Laskov	<b>Esso Lounge</b> 1270 N. Milwaukee Ave. <b>Code B104</b>	1,650 S.F.	Business Sale: \$129,000 Rental Rate: \$5,900/Mo. (Gross)	Chic & intimate bar/lounge with Tavern/PPA licenses available in Wicker Park. Located just steps away from the intersection of Paulina and Milwaukee and conveniently only a block north of the CTA Division Blue Line station. In operation for over 9 years in a high density area with numerous retail stores, boutiques and restaurants. High ceilings and occupancy of 99. All furniture, fixtures and equipment included in sale. <b>Operating business. Do not disturb employees or management.</b>
<b>Wrigleyville</b> Jarrett Fradin	3555-57 N. Broadway Ave. <b>Code 697</b>	1,900 S.F.	<b>**PRICE REDUCTION**</b> Business & Asset Sale: \$174,000 Rental Rate: \$3,400/Mo. (Gross)	Below market rental rate! Newly built-out restaurant with outdoor sidewalk seating. Located just 3 blocks of Wrigley Field. Profitable business with rent under 5% of Gross Sales! Double storefront. Black Iron. Casual comfortable dining area seats 60+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining. <b>Operating business. Do not disturb employees or management.</b>

## Available Suburban Restaurants / Bars / Nightclubs

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Algonquin</b> Adam Salamon	Bangkok Thai 4077 W. Algonquin Rd. <b>Code A134</b>	2,600 S.F.	Business Sale: \$89,000 Rental Rate: \$5,600/Mo. (Modified Gross)	Established restaurant right off of busy Algonquin Rd. in a high traffic strip center. Clean and bright, this turn-key business comes with a liquor bar, sushi bar, dining room and fully-equipped kitchen. A great rental rate helps to make this business a gem in the Northwest suburbs.
<b>Elmhurst</b> Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code 682</b>	4,894 S.F. (Building – Two Levels) 5,211 S.F. (Land)	<b>**PENDING CONTRACT**</b> Real Estate & Business Sale: \$2,250,000	Restaurant/Bar property with a large enclosed beer garden available in downtown Elmhurst. Building was recently gutted and re-fitted with updated mechanicals, electrical and plumbing. Includes full kitchen in the basement and a sidewalk café. <b>Operating business. Do not disturb employees or management.</b>
<b>Elmhurst</b> Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code 693</b>	4,950 S.F.	<b>**PRICE REDUCTION**</b> Business Sale: \$299,000	Fully-furnished and newly remodeled bar/restaurant located in the heart of the Elmhurst commercial district. Surrounded by restaurants, retail and nightlife. Open floor plan with tall bay windows. Large Chef's kitchen, private dining area and chef's table. Spacious bar/lounge area with granite top bar and high top tables. Highly dense neighborhood provides a great opportunity for any chef owner. Additional storage above walk-in cooler, back hallway and water heater room. Separate exterior common garbage dumpster room. <b>Operating business. Do not disturb employees or management.</b>
<b>Evanston</b> Rick Loarie	<b>Confidential</b> <b>Code 735</b>	800 S.F. Building 1,600 S.F. Lot	Real Estate & Business Assets: \$299,000	Unique island-parcel piece of land at very busy intersection. Property has 9 onsite parking spaces. Land sale includes grill-type restaurant building with seating and all restaurant equipment. Restaurant has loyal customer base, as well as "Grandfathered Rights" from the city of Evanston.
<b>Evanston</b> Juan Carlos Gomez	<b>Kafein</b> 1621 Chicago Ave. <b>Code 1055</b>	1,700 S.F.	<b>**NEW LISTING**</b> Business Sale: \$99,000	Staple coffee shop/cafe established for over 20 years. Enjoyed by college students and locals alike in downtown Evanston. Well known for its hip interior, late hours, and fun atmosphere. Take advantage of this gem near busy Northwestern University campus. Contact agent for more details or to schedule a tour. <b>Operating business. Do not disturb employees or management.</b>
<b>Evanston</b> Juan Carlos Gomez	<b>Confidential</b> <b>Code 1049</b>	1,450 S.F. + Finished Basement	Business Sale: \$175,000	Established wine shop featuring rare license to sell wine by the glass. This business allows for private events, classes and retail liquor & food sales. The shop has successfully traversed the hard initial stages associated with any new business start-up (i.e. finding an ideal location, construction, permits, establishing a customer base). Conveniently located near a Purple Line train stop. Cater to the hot Evanston market growing in entertainment and dining options in recent years. <b>Operating business. Do not disturb employees or management.</b>
<b>Glenview</b> Jarrett Fradin	630 Waukegan Rd. <b>Code 677</b>	19,375 S.F. Building 100,003 SF Lot	<b>**NEW LISTING**</b> Real Estate Sale: \$3,695,000	The 100,003 +/- square foot (2.30+/- acres) subject site is semi-rectangular, level, and at grade. Frontage for the subject property consists of 292.91 +/- feet along the west side of Waukegan Rd. The subject parcel is zoned B-2 (General Business District) by the Village of Glenview. The property is located on Waukegan Rd (Route 43), South of Palmgren Drive, within Glenview, Illinois. Glenview is a near northern suburb of the City of Chicago. The common address is 630 Waukegan Rd.

## Available Suburban Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Lincolnshire</b> Jerrod Rosen	<b>Cubby Bear North</b> 21661 N Milwaukee Ave.  <b>Code J528</b>	8.376 Acres Total 4.1086 Acres Vacant Land 4.27 Acres Building w/ Land 30,000 SF Building	Real Estate & Asset Sale: \$3,000,000 Vacant Land Sale: \$1,232,580 Total: \$4,232,580	Substantial free standing, two-story building with adjacent land located in the north suburbs of Chicago. This entertainment complex, restaurant and bar features 30,000 square feet of space with a wrap around deck, (with seating for 120). Formerly <i>Cubby Bear North</i> , a sports-themed restaurant and live music venue in operation for 15 years. Cater events and live music to the nearby corporate campuses of Acco Brands and CDW Corp., as well as the visitors of the Par-King miniature golf course. A number of upscale shopping centers, hotels and a retirement community also adraw.
<b>Lombard</b> Jerrod Rosen	<b>Beer House</b> 322 Yorktown Shopping Center <b>Code J539</b>	3,1725 SF	Business Sale: \$199,000	Newly built-out space with large walk-in beer cooler and sophisticated 60 tap system. Rare beer-only liquor license in place in busy shopping center with 150 stores and 20 restaurants and bars. <b>Operating business. Do not disturb employees or management.</b>
<b>Naperville</b> Adam Salamon	<b>Sumo Premium Japanese Seafood Buffet</b> 804 IL-59 <b>Code A136</b>	11,940 S.F.	Business Only: \$199,000	Beautifully remodeled restaurant on busy route 59 in Naperville. Below market lease. Fully-equipped buffet has a separate bar area, two party rooms and a large kitchen. The long list of FF&E includes several walk-in coolers and freezers. Great value and opportunity in the highly active retail market of Naperville! <b>Operating business. Do not disturb employees or management.</b>
<b>Northwest Suburb</b> Jarrett Fradin	<b>Confidential</b> <b>Code #684</b>	4,669 S.F. Building 87,323 S.F. Land	Real Estate, Land & Business: \$1,480,000	Extremely well built building & business on over two acres of land in the Chicago Northwest suburbs. High grossing, multi-level venue including a roadhouse, diner, sports bar and nightclub. A true turn-key operation.
<b>Oak Lawn</b> Chad Severson Anthony Citriglia	<b>Krauss' Gaslite Lounge</b> 5130 W. 95 <sup>th</sup> St. <b>Code C100</b>	2,000 S.F.	<b>**NEW LISTING**</b> Real Estate, Land & Business: \$850,000	Gaslite is a hometown favorite sports bar with kitchen. Family owned and operated for over 40 YEARS! Located in high traffic area on 95th and Tulley Ave. with tons of visibility! The immediate area is packed with new development with major retailers like Starbucks, Lou Malnati's, and Smashburger. Within a 3-mile radius you will find major destination sites that include Chicago Ridge Mall, Stony Creek Golf Course, and Green Oak Shopping Plaza. Real estate, business and FF&E are all included in price! This is a great opportunity to own your own business in the heart of town!
<b>Oak Park</b> Jarrett Fradin	<b>Mancini's Italian Bistro</b> 1111 W. Lake St. <b>Code 680</b>	2,500 S.F.	Business & Asset Sale: \$214,900	Proven, successful and profitable bar and restaurant with catering in the heart of Oak Park's downtown entertainment district. Truly turn-key opportunity for any new or experienced restaurant operator. This space features a newly-renovated separate bar/seating area and dining room. Additional outdoor-seasonal sidewalk seating available. A fully-finished basement with walk-in coolers and prep area are just a few of the many additional highlights of the property (additional separate rooms for office, storage and liquor). <b>Operating business. Do not disturb employees or management.</b>
<b>Palatine</b> Adam Salamon	<b>Donati's Pizza</b> 1925 S. Plum Grove Rd. <b>Code A135</b>	1,305 S.F.	Business Only: \$74,900	Great delivery/carry-out restaurant with large kitchen. Located in a busy strip mall on the Palatine/Rolling Meadows border. Fully-equipped pizza business with ample parking for customers. Ideal for any fast-casual restaurant! <b>Operating business. Do not disturb employees or management.</b>

## Available Suburban Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>River Grove</b> Adam Salamon	<b>Totu Café</b> 2300 River Rd. <b>Code A118</b>	3,950 S.F. Building 13,739 S.F. Lot	Business & Asset Sale: \$599,000 Business Only: \$99,000	Great mixed-use property located on three full lots. Fully-equipped restaurant/bar with two patios and attached office/apartment. Features all new mechanicals throughout the building. Gaming machines and a steady clientele give this business excellent money making potential. <b>Operating business. Do not disturb employees or management.</b>
<b>Skokie</b> Adam Salamon	<b>Ovy Transylvanian Bakery</b> 3455A Dempster Ave. <b>Code A140</b>	975 S.F.	Business & Asset Sale: \$79,000 Rental Rate: \$2,000/Mo. (Modified Gross)	Great opportunity to have a bakery or restaurant on busy Dempster St. with very favorable lease terms. Eight foot exhaust and extensive FF&E included in the sale price. This business is perfect for a start-up, relocation or a second operation. Ask agent for Asset List. <b>Operating business. Do not disturb employees or management.</b>
<b>St. Charles</b> Adam Salamon	<b>Beehive Tavern &amp; Grille</b> 204 W. Main St. <b>Code A141</b>	4,200 S.F.	<b>**NEW LISTING**</b> Business & Asset Sale: \$349,000	Profitable bar/restaurant for sale in the heart of downtown St. Charles. Great build-out with all FF&E included. Lovely patio in the rear adds to the charm. Gaming License is pending. <b>Operating business. Do not disturb employees or management.</b>
<b>Wheeling</b> Jarrett Fradin	<b>Formerly Le Francais</b> 269-83 S. Milwaukee Ave. <b>Code 691</b>	.62 Acre Commercial Lot 4,323 SF Building	Real Estate, Land & Business: \$1,100,000	The real property included in this offer is comprised of an approx. 4,323 SF situated on approximately .62 Acres in the TIF district. Originally built in 1947, and rebuilt in 1975 after a fire, the restaurant has been unoccupied since 2000. This fully equipped restaurant sits on over 160 ft. of frontage on Milwaukee Avenue located in the middle of restaurant row. Named America's best restaurant in 1980 by Bon Appetit Magazine, Le Francais restaurant is now available for purchase along with all of its contents, including the priceless artifacts from award-winning master chef Jean Banchet. This culinary institution, responsible for putting the Chicago dining scene on the map, presents a rare opportunity for a new owner and chef to cook in Jean Banchet's kitchen and serve guests using the original china, and linens. Also can redevelop into office or multi-use building. Contact agent for more details.

## Available Chicago & Suburban Investment Property & Office Space

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Waukegan</b> Jarrett Fradin	3900 Northpoint Blvd. <b>Code 686</b>	8,342 S.F. Building 54,886 S.F. Land	Real Estate Sale: \$1,200,000	Fully-fixtured and newly updated buffet-style restaurant. Features a 7-table buffet and several private dining areas. Seating for 250. Parking for 150. Located at the entrance of the recently redeveloped Fountain Square. Across the street from Super Wal-Mart and 4 multi-floor unit hotels. Surrounded by nighttime entertainment and a multitude of Fortune 500 corporations. Excellent visibility from Route 120 (Belvidere Road) as well as Fountain Square Shopping Center. <b>Operating business; do not disturb employees/management.</b>
<b>West Loop</b> Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code 698</b>	3,998 S.F. (Approx.)	\$324,000 (Assets & Licenses)	Bar, Lounge, Night Club in the Loop. Space holds a PPA and Tavern licenses. <b>Only qualified operators with proof of funding will be considered. Operating business. Do not disturb employees or management.</b>
<b>Wicker Park</b> Adam Salamon	1352 W. Paulina <b>Code A139</b>	Building: 4,097 S.F. Lot: 2,048 S.F.	\$975,000.00 (Real Estate)	Fantastic residential opportunity. First floor unfinished, with commercial-retail potential. 14.5' high ceilings with 11.5' garage doors on Paulina and the alley. Second floor is a 3 bedroom, 1 bath loft style apartment with four skylights & high ceilings. Currently rented, tenant pays \$2,100.00/Month for the apt. Lease can be cancelled with sale. Property sold as is.