

Old Town - Chicago PROFITABLE BAR/LOUNGE/NIGHTCLUB WITH TAVERN LICENSE



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
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1446 N. Wells St. Chicago, IL 60601



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



Old Town

Old Town is a neighborhood in Chicago, Illinois, bounded by the Ogden Ave. right-of-way on the northwest, Larrabee Street on the west, Clybourn Avenue on the southwest and Division Street on the south and Clark Street on the east and northeast. It spans across eastern parts of the community areas of Lincoln Park and the Near North Side. Old Town is today considered an affluent and historic neighborhood, home to many of Chicago's older, Victorian-era buildings. In the 1950s, the majority of this area was an enclave to the first Puerto Ricans to emigrate to Chicago. They referred to this area as part of "La Clark" until commercialization decorated late 1960s shop signs with the name of Old Town.

1446 N. Wells St. Chicago, IL 60601

Size	1,900 SF Operating Tavern on Lower Level
	1,900 SF Lease Available on Ground Level
	3,800 SF Total (Approx. on Two Floors)
Asking Price	\$624,900 (Business, Assets & Licenses)

For additional information or to schedule a showing contact:

Jarrett Fradin

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	32,537	185,247	410,605
2015 Female Population	38,587	192,453	418,343
2015 Total Population	71,124	377,700	828,948
2015 Total Households	41,659	206,162	389,176

Income

2015 Median Household Income	\$74,894	\$75,532	\$60,825
2015 Per Capita Income	\$68,960	\$62,948	\$45,006
2015 Average Household Income	\$114,143	\$111,349	\$93,294

Nearby Businesses

The Fireplace Inn
Vig
SteakBar
Benchmark

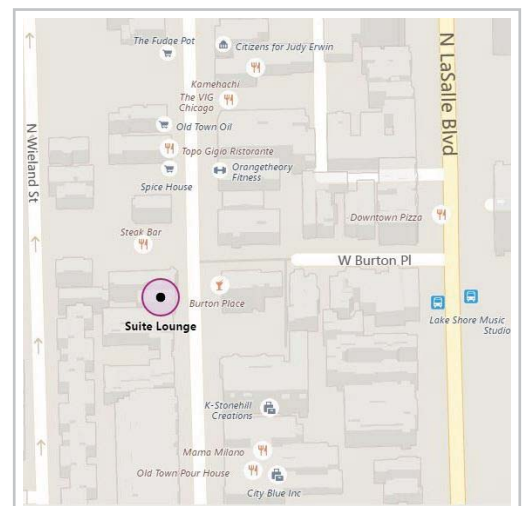
Highlights

Profitable Bar, Lounge, Night Club in Old Town. Space holds a Tavern license with Sidewalk Seating. Only qualified operators with proof of funding will be considered. *Operating business. Do not disturb employees or management.*

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. 621 1-11-2012

Map

Wells & Burton



LISTING INFO

Agent	Jarrett Fradin Jarrett@kudangroup.com
Note	QUALIFIED OPERATORS WITH PROOF OF FUNDING ONLY WILL BE CONSIDERED.
Transaction Type	Business Sale. (Licenses, Assets and Lease Assignment.) Opportunity for Business Purchaser to Acquire First Floor Retail Lease. <i>Please see below for lease details.</i>
Type of Property	Tavern, Retail Food, Sidewalk Café.
Sale or Lease	License Sale, Assignment of Lease and Assets.
Confidential	No
Real Estate included in price?	No. OPERATING BUSINESS. PLEASE DO NOT DISTURB EMPLOYEES OR MANAGEMENT.
Property Data	
Address	1446 N. Wells St.
City, Zip Code	Chicago, Illinois 60601
Area	Old Town
County	Cook
Sale Price	\$624,900 (Business, Assets & Licenses)
Rental Rate	\$5,354.00 (Existing Tavern Space) \$5,354.00 (First Floor Retail Avail w/ Business Purchase) \$10,708.00 Total (\$33.81 PSF Gross)
Lease Type	Gross
Lease Term	Term Available Through 3/21/21
Options	LL Will Write Additional Term And New Lease for Ground Floor Retail with Purchase of Business.
Yearly Adjustment	1% Plus CPI
CAP Rate	Not Applicable
CAM & Insurance	Included in Gross Rent
Security Deposit	\$13,500.00
Taxes	Included
Building Type and Year Built	Mixed-Use Retail/Residential
# of Seats / Occupancy	Under 99, 20 Outdoor Sidewalk
Stories	Business occupies the lower level of a multi unit residential space.
Square Feet	Current Tenant Operates Tavern +/-1,900 SF on Lower Level of Building. Ground Floor Lease Availability of 1,900 SF 3,800 SF (Approx.) on 2 Floors.
Parking	Street Parking
Zoning	B3-5
Licenses	Tavern, Sidewalk Patio
A/C & Heat	Forced Air and Heat
Electric (amps)	Ample
Ceiling Heights	10+

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Nearby Businesses	The Fireplace Inn, VIG, SteakBar, Benchmark, Oro's Old Town Pour House, Topo Gigio.
Property Description	Profitable Bar, Lounge, Night Club in Old Town. Space holds a Tavern license with Sidewalk Seating. <i>Only qualified operators with proof of funding will be considered. Operating business. Do not disturb employees or management.</i>
Cross Streets	Wells and Burton
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	Lounge/Nightclub/Bar
Year Established	2004
Years of Operation	12+
Hours of Operation	7 Days a Week (5 PM – 2 AM & 5PM-3 AM Fri Sat)
Reason for selling	Consolidation
Approx. Annual Gross Sales	Please contact agent for sales data.
FF&E included in price?	Yes, please contact agent for asset list.
Inventory included in price?	No
Will seller provide training?	To be determined