

# Lakeview - Chicago

## TURN-KEY BAR/GRILL WITH MANY RECENT UPGRADES FOR SALE

3032 N. Lincoln Ave. - Grand River Bar & Grill



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



### Lakeview

Lakeview is bordered by West Diversey Pkwy. on the south, West Irving Park Rd. on the north, North Ravenswood Ave. on the west, and the shore of Lake Michigan on the east. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques. Lakeview encompasses two popular districts: Wrigleyville, home of Wrigley Field & the Chicago Cubs; and Boystown, one of the nation's largest and most vibrant LGBT communities.

### 3032 N. Lincoln Ave. - Grand River Bar & Grill

Size	1,400 S.F. (Approx.)
Licenses	Retail Food & Tavern
Rental Rate	\$3,300/Mo. (Modified Gross)
Price	\$124,900 (Business Sale)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	38,257	252,011	538,426
2015 Female Population	37,410	253,159	542,522
2015 Total Population	75,667	505,170	1,080,948
2015 Total Households	35,192	243,338	476,869
Housing			
2015 Total Housing Units	37,504	268,023	501,688
Income			
2015 Median Household Income	\$91,038	\$64,097	\$57,646
2015 Per Capita Income	\$61,668	\$47,390	\$39,884
2015 Average Household Income	\$127,724	\$96,545	\$88,124

### Nearby Businesses

Lincoln Tap Room  
Jimmy John's  
Starbucks  
Peerless Rugs

### Highlights

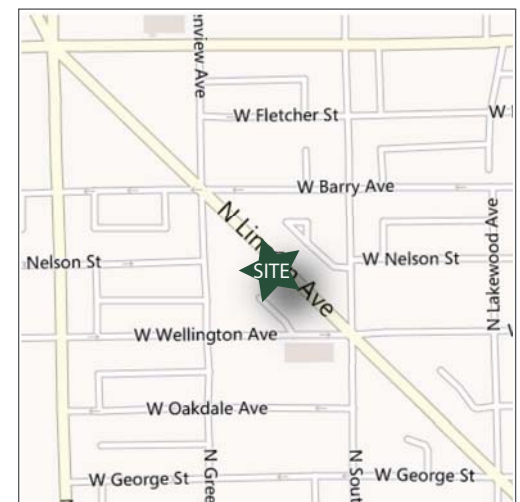
Great turn-key bar/grill in dense commercial and residential Lincoln-Belmont-Ashland district. Low overhead makes this perfect for Owner/Operator. Upscale furnishings, built-out kitchen and over \$25K in recent remodeling. FF&E and licenses included in asking price. Base rent does not increase until 2019!

*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. 10-17-2013 A111

### Map

On North Lincoln Ave. between Wellington & Barry Ave.



## LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Business sale
Type of Property	Mixed Use Building
Sale or Lease	Lease
Real Estate included in price?	No
<b>Property Data</b>	
Business Name	Grand River Bar & Grill
Address	3032 N. Lincoln Ave.
City, Zip Code	Chicago, 60657
Area	Lakeview
County	Cook
Sale Price	\$124,900.00
Rental Rate	\$3,300.00/Month
Lease Type	Modified Gross
Lease Term	Four Years
Lease Options	One (1) five-year option at the then escalated rental
Yearly Adjustment	3% Annually starting in 2019
Security Deposit	\$3,300.00
Taxes	Tenant is responsible for 50% of the tax increases annually
# of Seats	65
Stories	Business - 1, Building - 3
Size	Approx. 1,400/SF
Parking	One space
Zoning	B1-2
Licenses	Retail Food & Tavern
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Ceiling Heights	10'
Ward	32nd
Alderman – Name and Phone Number	Scott Waguespack 773-248-1330
Nearby Businesses	Lincoln Tap Room, Jimmy Johns, Starbucks, Peerless Rugs, Wrightwood Furniture, S & G Restaurant
Business Description	Great turn-key bar/grill in dense commercial and residential Lincoln-Belmont-Ashland district. Low overhead makes this perfect for Owner/Operator. Upscale furnishings, built-out kitchen and over \$25K in recent remodeling. All FF&E and licenses included in asking price. Base Rent doesn't increase until 2019! <i>Operating business. Do not disturb employees or management.</i>
Location Description	Lakeview is bordered by West Diversey Pkwy. on the south, West Irving Park Rd. on the north, North Ravenswood Ave. on the west, and the shore of

## LISTING INFO

	<p>Lake Michigan on the east. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques. Lakeview encompasses two popular districts: Wrigleyville, home of Wrigley Field &amp; the Chicago Cubs; and Boystown, one of the nation's largest and most vibrant LGBT communities.</p>
Cross Streets	On North Ave. between Wellington & Barry Ave.
<b>Business Data</b>	
Is the business currently operating?	Yes
Year Established	2008
Years of Operation	Eight years
No. of Employees	6
Hours of Operation	12pm-2am Mon.-Fri., 11am-3am Sat., 11am-12am Sun.
Approx. Annual Gross Sales	\$180,000.00
FF&E included in price?	Yes
Will seller provide training?	Yes