

# West DePaul - Chicago FREESTANDING RESTAURANT NEAR BUSY INTERSECTION FOR SALE

2418 N. Ashland Ave.



## 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. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

**2418 N. Ashland Ave. Chicago, IL 60614**

Size (Approx)	2,625 SF (Building) 2,700 SF (Lot)
Lease Rate	\$22/SF NNN
Price	\$639,900 (Real Estate + Assets) <b>Price Reduced!</b>
	\$49,000 (Assets Only) <b>Price Reduced!</b>

For additional information or to schedule a showing contact:

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**KG**

KUDANG  
GROUP

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	28,500	261,216	556,113
2015 Female Population	28,764	264,980	563,484
2015 Total Population	57,264	526,196	1,119,597
2015 Total Households	25,328	254,052	489,497

## Housing

2015 Total Housing Units	27,207	272,503	511,444
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## Income

2015 Median Household Income	\$93,158	\$65,426	\$56,945
2015 Per Capita Income	\$61,746	\$48,559	\$39,232
2015 Average Household Income	\$131,871	\$98,617	\$87,513

## Nearby Businesses

Park West Dental  
Asian Cajun Restaurant  
Big City Bikes  
Kinnaree Thai Kitchen

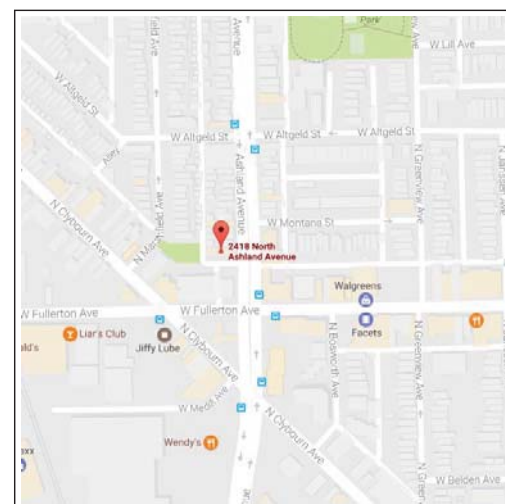
## Description

Great restaurant available in the West DePaul Lincoln Park area. Freestanding building with a large kitchen, bar area and full basement. All furniture, fixtures and equipment are included with real estate. Property sold "as is".

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. 6/14-17/2014

## Map

Ashland Ave. & Fullerton Ave.



## LISTING INFO

Agent(s) Responsible	Adam Salamon 312.575.0480 ext. 16 adam@kudangroup.com
Transaction Type	1. Real Estate with Assets 2. Assets Only
Type of Property	Restaurant/Bar
Sale or Lease	Sale
<b>Property Data</b>	
Address	2418 N. Ashland Ave.
City, Zip Code	Chicago, 60614
Area	West DePaul
County	Cook
Sale Price	<b>Prices Reduced!</b> \$639,900.00 – Real Estate with Assets \$49,000.00 – Assets Only
Rental Rate	\$22/SF
Lease Type	Triple Net
Lease Term	Five (5) Years
Yearly Adjustment	3% Annually
Security Deposit	To Be Determined
Taxes	\$9.72/SF (\$25,512 2014)
Building Type and Year Built	Brick
# of Seats	50-60 Seats
Stories	Single Story
Size	2,625 SF
Lot Size	Approx. 2,700 SF
Parking	Pays \$325/Month for 9 parking spaces next door
Zoning	C1-2
Licenses	N/A
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Type of Basement	Full Basement
Ceiling Heights	10'
Ward	32nd
Alderman – Name and Phone Number	Scott Waguespack 773-248-1330
Nearby Businesses	Park West Dental, Asian Cajun Restaurant, Big City Bikes, Kinnaree Thai Kitchen
Property Description	Free standing restaurant near the busy intersection of Fullerton-Ashland-Clybourn.
Cross Streets	Ashland Ave. & Fullerton Ave.

### LISTING INFO

<b>Business Data</b>	
Business Description	Great restaurant available in the West DePaul/Lincoln Park area. Freestanding building with a large kitchen, bar area and full basement. All furniture, fixtures and equipment are included with sale of real estate. Property sold "as is".
FF&E included in price?	Yes