

Bucktown - Chicago

SINGLE-STORY FREESTANDING BUILDING WITH ESTABLISHED BUSINESS FOR SALE

2010 W. Armitage Ave. Chicago, IL



OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



Bucktown

Bucktown is a neighborhood located in the east of the Logan Square community area in Chicago, directly north of Wicker Park, and northwest of the Loop. Recent gentrification has transformed Bucktown from a former working-class residential neighborhood into a hip, urban area full of chic boutiques, galleries and restaurants. Carefully restored workers cottages and residences are now home to artists and young professionals attracted this vibrant area in close proximity to the Loop and easy access via the CTA Blue Line.

Rio's D'Sudamerica - 2010 W. Armitage Ave. Chicago, IL 60647

Size (Approx.)	4,652 SF Building 5,500 SF Lot
Licenses	Retail Food, Incidental Liquor
Rental Rate	\$28/SF NNN
Price	\$98,000 (Business) \$1,450,000 (Real Estate)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	26,678	276,259	585,740
2015 Female Population	25,659	281,718	596,894
2015 Total Population	52,337	557,977	1,182,634
2015 Total Households	23,652	257,781	503,591
Housing			
2015 Total Housing Units	24,730	270,216	528,671
Income			
2015 Median Household Income	24,730	271,697	531,298
2015 Per Capita Income	\$51,951	\$45,480	\$37,399
2015 Average Household Income	\$113,085	\$96,754	\$85,853

Nearby Businesses

Le Bouchon
Map Room
Jack & Ginger's
Izakaya Mita

Highlights

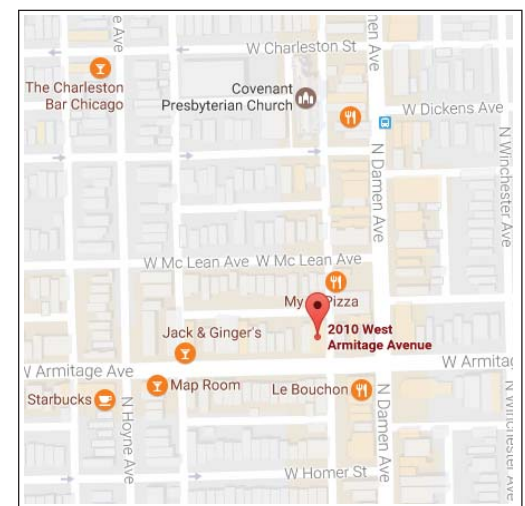
Upscale restaurant available for sale with real estate in highly sought after Bucktown neighborhood. Single-story freestanding building built in 2005. Features include tall ceilings, large open bar, 2nd floor mezzanine, wood burning oven and a usable partial basement.

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. 3-1-13

Map

Damen/Armitage



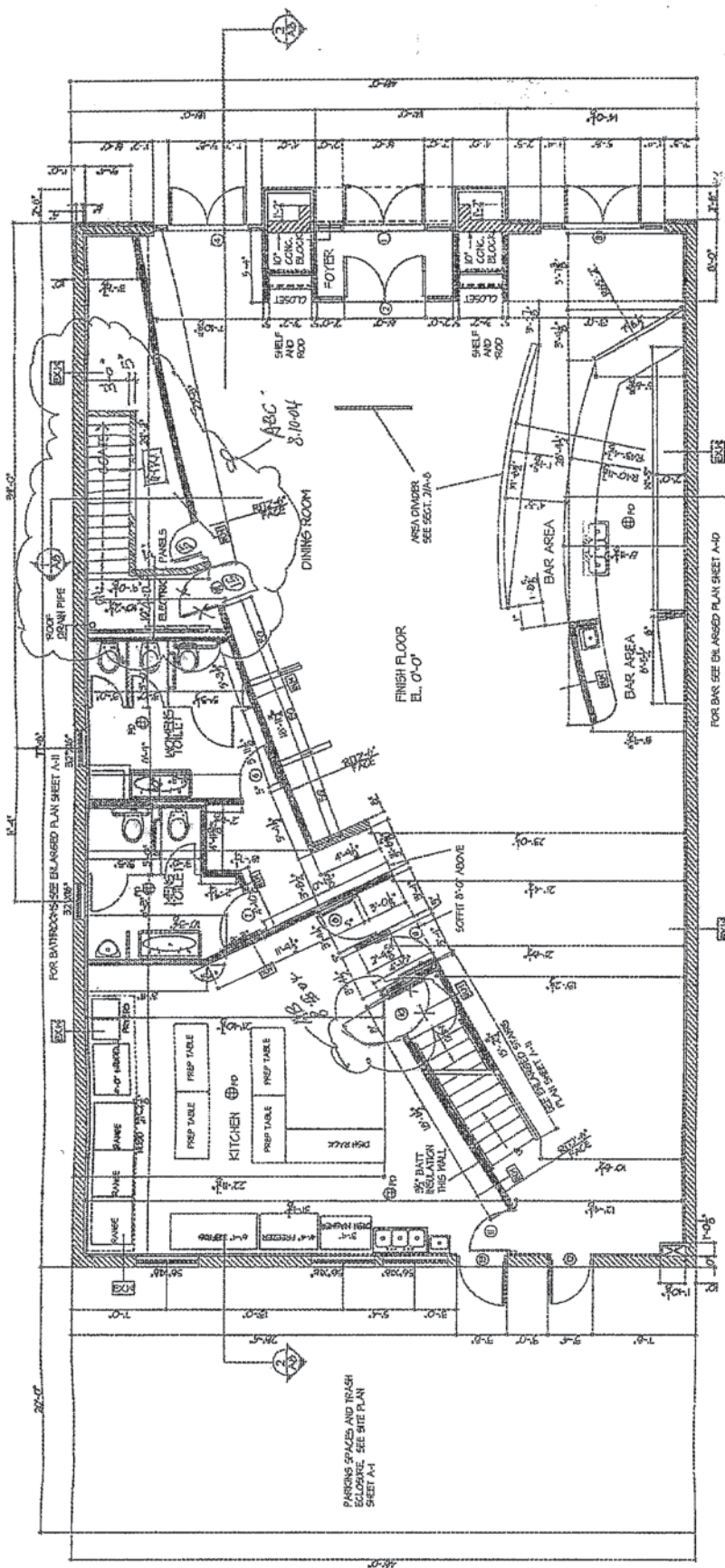
LISTING INFO

Agent Responsible	Bob Borchardt
Is this Confidential?	No
Transaction Type	Business and/or Real Estate
Type of Property	Restaurant
Property Data	
Property Name	2010 W. Armitage LLC
Business Name	Rio's D'Sudamerica
Address	2010 W. Armitage Avenue
City, Zip Code	Chicago, IL 60647
Area	Bucktown
County	Cook
Sale Price	Business - \$98,000 Price Reduced! Real Estate - \$1,450,000
Rental Rate	\$28 PSF
Lease Type	NNN
Lease Term	10-year
Security Deposit	Two months
Taxes	\$1,200 per Month
Building Type and Year Built	Flex Core Construction - 2005
# of Seats	75
Stories	1
Size	4,652 SF (Approx.)
Lot Size	5,500 SF (Approx.)
Parking	Street
Zoning	B3-2
Licenses	Incidental Liquor, Retail Food
A/C & Heat	Gas Forced Air
Type of Basement	Partial
Ward	32
Alderman	Scott Waguespack - (773) 248-1330
Nearby Businesses	Le Bouchon, Map Room, Jack & Ginger's , Starbucks, AMK Kitchen Bar, Sublime Sushi, Dixie, Izakaya Mita
Property Description	Upscale restaurant available for sale with real estate in highly sought after Bucktown neighborhood. Single-story freestanding building built in 2005. Features include tall ceilings, large open bar, 2nd floor mezzanine, wood burning oven and a usable partial basement.
Cross Streets	Armitage & Damen Avenue
Business Data	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Business Name	Rio D'Sudamerica
Business Description	Authentic South American Cuisine
Year Established	1982
Years of Operation	11 at this location

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LISTING INFO

No. of Employees	9
Hours of Operation	5:00 to 10:00 PM
Reason for selling	Downsizing family operations.
Approx. Annual Gross Sales	\$500k
FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes
Growth/Expansion possibilities	Lunch/Catering



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

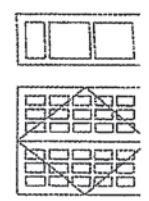
ALL INTERIOR PARTITIONS SHALL BE ERECTED UP TO INSIDE OF DECK

CONSTRUCTION LEGEND

- EX-W EXTERIOR WALL CONSTRUCTION
- UL-NSCL - 4 IRS
- 1" X 2" SLIT PAKE COMPACTE BLOCK
- 1 1/2" METAL FRAMING @ 16" O.C.
- 1 1/2" RIGID INSUL. R-11 INS.
- 3/8" TYPE 'X' PRECAST CONCRETE BOARD
- INTERIOR WALL CONSTRUCTION
- UL-NSCL - 4 IRS
- 5/8" TYPE 'X' PRECAST CONCRETE BOARD
- 3 1/2" METAL STUDS @ 16" O.C.
- 1/2" TYPE 'X' PRECAST CONCRETE BOARD
- 3/8" TYPE 'X' PRECAST CONCRETE BOARD

HARDWARE SETS:

- LOCKSET
- PASSAGE SET
- HINGES
- CLOSERS
- PANIC BARS
- MEMBERSHIP



ALL GLASS
INSERTS
TEMPERED
GLASS

DOOR SCHEDULE

SYS.	SIZE	TYPE	FINISH	HARDWARE
(1)	FR. 30" X 70" 3/4"	ALUM. TYPE 4	MD/SL	INSW/SLD
(2)	FR. 30" X 70" 3/4"	ALUM. TYPE 4	MD/SL	INSW/SLD
(3)	FR. 30" X 70" 3/4"	ALUM. TYPE 4	MD/SL	INSW/SLD
(4)	FR. 30" X 70" 3/4"	ALUM. TYPE 4	MD/SL	INSW/SLD
(5)	210" X 70" 3/4"	ALUM. TYPE 4	MD/SL	INSW/SLD

DATE: 10/10/04
DRAWN BY: [Signature]
CHECKED BY: [Signature]