

# Lakeview - Chicago

## FULLY-EQUIPPED RESTAURANT/BAR IN A DENSE COMMERCIAL DISTRICT

962 W. Belmont Ave. Chicago, IL 60616



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



### Lakeview

Lakeview is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

**962 W. Belmont Ave. Chicago, IL 60616**

**Size (Approx.)** 2,645 SF Indoors / 800 SF Outdoors

**Licenses** Incidental Liquor, Retail Food, Sidewalk Cafe

**Rental Rate** \$9,698.33 per Month (Net)

**Lease Term** \$194,000 (Assets & Licenses Only)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	50,101	211,971	497,982
2015 Female Population	50,453	215,240	500,227
2015 Total Population	100,554	427,211	998,209
2015 Total Households	57,565	217,548	450,938

### Income

2015 Median Household Income	\$69,126	\$66,108	\$58,814
2015 Per Capita Income	\$59,859	\$51,820	\$41,709
2015 Average Household Income	\$103,802	\$99,341	\$89,870

### Nearby Businesses

Blaze	Target (New ! Spring 2017)
Native Foods	Big & Little's
Vic Theater	Trader Todd's
Big City Tap	Home Run Inn Pizza

### Description

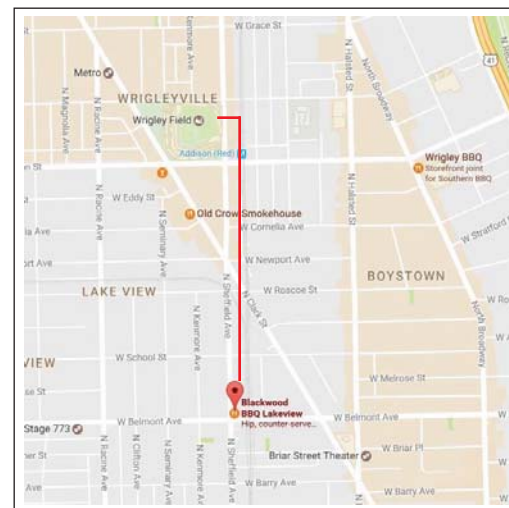
Only half a mile from Wrigley Field, this fully-equipped restaurant/bar is located on a hard corner of W. Belmont and N. Sheffield, steps from the 5th busiest L Train stop (servicing Red, Brown and Purple Lines). New Target opening on opposite end cap. Diverse restaurants, shops and bars cater to this busy neighborhood.

*Assets and Licenses for Sale with Lease Assignment Only. Does not include Business or Name. All Showings must be accompanied by listing agent. Only qualified operators with proof of funding will be considered.*

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. 386 02-02-16

### Map

W. Belmont and N. Sheffield



## DATA SHEET – 954 WEST BELMONT AVENUE

Listing Agent/s	Jarrett Fradin
Transaction Type	-Licenses, Lease Assignment and Asset Sale- Not Included BUSINESS OR NAME
Listing Status	Not a confidential listing. <b>Do not approach employees or management. All showings must be accompanied by broker.</b>
Property Type	Restaurant and Bar
Property Name	Blackwood BBQ
Address	962 West Belmont
City, Zip	Chicago, IL 60616
Area	Lakeview/Lincoln Park
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$ 194,000.00 (Licenses & Asset Sale with Lease Assignment)
Rental Rate	\$9698.33/Month
Lease Type	Net (\$2,845.58 Per Month)
Taxes	\$9.71 PSF
CAM	\$3.20 PSF
Yearly Adjustments	Fixed until July 14, 2020 (13.5 %) Increase July 14, 2020-2025.
Duration	Initial term expires July 14, 2025.
Options	Two (2) Five Year Options through 2035
Security Deposit	Letter of Credit (\$250,000.00).
Size (Interior)	2,645 S.F. (Approx)
Size (Outdoor)	800 S.F. (Approx)
Basement	2,543 SF (Approx) of Finished Basement
Occupancy	Interior Under 99, Outdoor Patio 16
HVAC Age	2 Years.
Percentage Rent	Over \$1,500,000 (Natural Break Breakpoint) See Lease
Electric (amps)	Three Phase
Stories	Single Story
Building Type	Commercial
Parking	2 Spaces in Rear and Street Parking
Zoning	B3-2
Licenses	Incidental Liquor, Retail Food, Sidewalk Cafe
Ward & Alderman	Ward 44, Tom Tunney
Nearby Businesses	Blaze, Native Foods, VIC Theater, Big City Tap, Trader Todd's, Home Run Inn Pizza
Cross Streets	W. Belmont and N. Sheffield
Property Description	Only .5 miles from Wrigley Field, this fully-equipped restaurant is located on the hard corner of W. Belmont and N. Sheffield, steps from the 5 <sup>th</sup> busiest L Train Stop servicing (Red, Brown and Purple Lines). New Target Opening on opposite End Cap steps away. Diverse restaurants, shops and bars cater to this busy neighborhood. The business features an Incidental Liquor License and Sidewalk Seating Café. <i>All showings must be accompanied by listing agent. Do not disturb employees or management. Only qualified operators with proof of funding will be considered.</i>

Is the business currently operating?	<b>Yes</b> , please do not disturb employees or management.
Operating Hours	Open 7 Days A Week: 10:30 AM – 10:00 PM
Showings	Must Accompany Agent During Non-Operating Hours
Years of Operation	2 Years
Annual Gross Sales	Contact Agent

**ADDITIONAL PHOTOS**

