

Uptown - Chicago

RECENTLY REMODELED CORNER

CAFE/RESTAURANT/BAR

4656 N. Clark St. Chicago, IL



OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



Uptown

Uptown is a Chicago North Side neighborhood. Historically a very popular tourist destination, the Uptown Entertainment District is home to various music venues, nightclubs, restaurants and shops. The Uptown Entertainment District is now experiencing a revival, with new restaurants and shops opening every year. Uptown Square, at the center of the Uptown Entertainment District, was designated as a National Historic District on the National Register of Historic Places in 2000.

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|------------|--------------------------------------|
| | 4656 N. Clark St. Chicago, IL |
| Size | 2,021 SF |
| Lease | \$3,368.33/Month |
| Lease Type | Gross |
| Price | \$149,000 (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 | 38,437 | 209,518 | 447,154 |
| 2015 Female Population | 35,539 | 205,119 | 441,691 |
| 2015 Total Population | 73,976 | 414,637 | 888,846 |
| 2011 Total Households | 40,139 | 201,763 | 401,041 |
| Housing | | | |
| 2015 Total Housing Units | 43,704 | 219,610 | 435,139 |
| Income | | | |
| 2015 Median Household Income | \$48,565 | \$54,378 | \$55,035 |
| 2015 Per Capita Income | \$38,726 | \$43,589 | \$42,875 |
| 2015 Average Household Income | \$71,371 | \$89,579 | \$95,025 |

Nearby Businesses

Carol's Pub
Byline Bank
Brix Catering & Events
Tiny Gian Learning Center

Highlights

Recently redesigned cafe/restaurant and bar allows for expansion to adjacent space for additional occupancy. This corner business includes a sizable sidewalk cafe fronting Chase Park. Recent nearby developments include a mixed-use 19 unit condo-complex and a proposed 24 unit townhouse development. *This is a confidential listing. All showings must be accompanied by an agent. 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. 1017 10-30-2012

Map

Clark St. & Leland Ave.



DATA SHEET – Bella ‘MBriana Caffe Ristorante

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|--------------------------------------|--|
| Listing Agent/s | Juan Carlos Gomez |
| Transaction Type | Business Sale and Lease Assignment |
| Listing Status | This is a confidential listing. Do not approach employees or management. All showings must be accompanied by broker. |
| Property Type | Restaurant and Bar |
| Property Name | Bella ‘MBriana Caffe Ristorante |
| Address | 4656 N. Clark St. |
| City, Zip | Chicago, IL 60640 |
| Area | Uptown |
| County | Cook |
| BUSINESS INFORMATION | |
| Asking Price | \$ 149,000.00 (Business Sale) |
| Rental Rate | \$ 3,368.33/Month |
| Lease Type | Gross |
| Yearly Adjustments | 3% |
| Duration | Remaining base term expires October 14, 2020. |
| Options to Extend | 5 Years |
| Security Deposit | Subject to financial renew. |
| Size (Interior) | 2,021 S.F. (Approximately) May expand an approximate additional 2,000 s.f. into adjacent space. |
| Basement | N/A |
| Occupancy | Under 99 |
| HVAC Age | Contact Agent |
| HVAC (tons) | Contact Agent |
| Electric (amps) | Contact Agent |
| Stories | Single Story in Mixed Use |
| Building Type | Commercial |
| Parking | Street Parking |
| Zoning | B2-3 |
| Licenses | Retail Food, Incidental Liquor Licenses and Outdoor Patio Permit |
| Ward & Alderman | 47 th Ward, Alderman Ameya Pawar |
| Nearby Businesses | Carol’s Pub, Byline Bank, Brix Catering and Events, Tiny Giants Early Learning Center, Staples |
| Property Description | Restaurant/Bar in Commercial |
| Cross Streets | Clark St. and Leland Ave. |
| Is the business currently operating? | Yes , please do not disturb employees or management. |
| Business Description | Recently redesigned café/restaurant and bar allows for expansion to adjacent space for additional occupancy. This corner business includes a sizable sidewalk café fronting Chase Park. Recent near-by developments include a mixed-use 19 unit condo-complex and a proposed 24 unit townhouse development. <i>This is a confidential listing. All showing must be</i> |

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|--------------------|--|
| | <i>accompanied by listing agent. Do not disturb employees or management.</i> |
| Operating Hours | Sunday: 11:00 AM – 10:00 PM Monday: Closed Tuesday: 4:00 PM-10:00 PM Wednesday: 4:00 PM-10:00 PM Thursday: 4:00 PM-10:00 PM Friday: 4:00 PM-10:00 PM Saturday: 11:00 AM-10:00 PM |
| Showings | Must Accompany Agent During Non-Operating Hours |
| Annual Gross Sales | Contact Agent |