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# Client Current Listings

## Available Chicago Restaurants / Bars / Nightclubs

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Andersonville</b> Jarrett Fradin Ext. 15	<b>CONFIDENTIAL</b> <b>Code 663</b>	5,950 S.F. Building 6,867 S.F. Lot 4,500 S.F. Business 3,500 S.F. Beer Garden	Real Estate & Business Sale: \$1,550,000 Business Sale: \$549,900	Fully-fixtured, long term established and successful Restaurant/Bar with Real Estate, located on Ravenswood in Chicago's Andersonville neighborhood. Tavern, Late Hour, Beer Garden, Outdoor Patio and Retail Food licenses included. Occupancy of 300+. Features all weather outdoor beer garden with retractable awnings. Full basement, additional office, storage and 2 bedroom apartment located on the second floor.
<b>Andersonville</b> Jarrett Fradin Ext. 15	5226 N. Clark St. <b>Code 681</b>	1,265 S.F.	Rental Rate: \$29.50/SF (Net)	Approximately 1,265 square feet of retail space available for lease. Located in the heart of Andersonville, surrounded by boutique retail shops, restaurants and nightlife. Strong Vehicle and Pedestrian Traffic counts in this highly desirable area close to Foster Avenue.
<b>Avondale</b> Adam Salamon Ext. 13	<b>CONFIDENTIAL</b> <b>Code A127</b>	1,600 S.F.	Business Sale: \$220,000	Successful bar and restaurant in the hot Avondale neighborhood. Turn-key condition, the restaurant does delivery as well. Warm interior with a private party room in the back. This business is a vibrant part of the community. <b>Operating business. Do not disturb employees or management.</b>
<b>Gold Coast</b> Juan Carlos Gomez Ext. 19	<b>Blue Agave</b> 1050 N. State St. <b>Code 1041</b>	5,000 S.F. (Ground Floor) 1,000 S.F. (Mezzanine)	Business Sale: \$599,000 Rental Rate: \$65/SF Gross	Multi-level restaurant and bar available in the affluent Gold Coast neighborhood. This rare opportunity is located in the ground floor of the Newberry Plaza luxury tower, surrounded by high-end shopping, hotels, dining and entertainment. The restaurant has undergone a recent renovation. Features a sidewalk café for additional al fresco dining overlooking some of Chicago's historical landmarks. <b>All showing must be accompanied by listing agent. Operating Business. Do not disturb employees or management.</b>
<b>Gold Coast</b> Jarrett Fradin Ext. 15	<b>CONFIDENTIAL</b> <b>Code 674</b>	3,200 S.F.	Business Sale: \$250,000	Nightclub, lounge bar with kitchen located in the heart of Gold Coast and Rush Street entertainment corridor. Business holds Tavern, Late Hour, Tobacco and elusive PPA licenses. All FF&E included in asking price. <i>Only qualified operators with proof of funding will be considered. Operating business. Do not disturb employees or management.</i>
<b>Gold Coast</b> Juan Carlos Gomez Ext. 19	<b>CONFIDENTIAL</b> <b>Code 1035</b>	2,500 S.F.	<b>**PENDING CONTRACT**</b> Business Sale: \$125,000	Rarely available restaurant located in one of the most prestigious addresses of Gold Coast. This opportunity is located near the Magnificent Mile, high-end shopping, hotels, dining and entertainment. Recently built restaurant with opportunity to expand to lower level. Original ownership spent an extraordinary amount building the space. Features a sidewalk café for additional al fresco dining overlooking some of Chicago's landmarks. Complete plans available. <b>This is a confidential listing. All showing must be accompanied by listing agent. Do not disturb employees or management. Executed non-disclosure agreement and financial review required for additional information.</b>

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Irving Park</b> Scott Reinish Ext. 17	<b>Arun's Restaurant</b> 4156 N. Kedzie Ave. <b>Code 384</b>	6,100 S.F. (Building) 2,997 SF (Lot)	Business & Real Estate: \$949,500	Very successful, long-standing restaurant for sale with real estate! 30 year old business with a very loyal customer base. The site offers an elegant ground level with a nice size kitchen and a 2 <sup>nd</sup> floor ideal for private parties. Also includes office space. <b>Operating business. Do not disturb employees or management.</b>
<b>Irving Park</b> Brian Laskov Ext. 14	<b>La Pane Bakery &amp; Pizza</b> 2954 W. Irving Park Rd. <b>Code B103</b>	1,200 S.F. (Approx.) + 150 S.F. Storage Room	<b>**PENDING CONTRACT**</b> Business & Asset Sale: \$65,000 Rental Rate: \$1,450/Mo. (Gross)	Turn-key, charming European décor bakery and pizza restaurant with great visibility on Irving Park Rd. Surrounded by a number of restaurants. Serves fresh handmade pizzas, paninis, breads, pastries, sweets, coffee & tea, along with a small market. Owner will provide training and recipes. There is an option to expand into adjacent corner retail space. <b>Operating business. Do not disturb employees or management.</b>
<b>Old Irving Park</b> Scott Reinish Ext. 17 Juan Carlos Gomez Ext. 19	4219 W. Irving Park Rd. <b>Code 381</b>	2,000 S.F.	Business Sale: \$99,000 Rental Rate: Negotiable	Brand new restaurant space with existing Black Iron! Less than a year old with a complete gut re-hab. Perfect for any casual bar and/or restaurant re-concept. Easy access just off the Kennedy Express highway with heavy vehicular traffic. Located only a few blocks from a new construction mixed-use project with tenants Potbelly's, Lou Malnati's & Bow Truss Coffee. The neighborhood is drawing many new businesses including the first cider house to open in Chicago – Eris Brewery. <b>Operating business. Do not disturb employees or management.</b>
<b>Lakeview</b> Scott Reinish Ext. 17 Amber Heavner Ext. 16	<b>Pizzaco's</b> 3605 N. Ashland Ave. <b>Code 355</b>	+/- 1,000 S.F.	Business Sale: \$29,500 Rental Rate: \$2,300/Mo. (Gross)	Existing quick-serve pizzeria featuring a good size kitchen, 8 foot hood with cozy dining area making it ideal for small dine-in or carry-out business. Located on major Lakeview avenue with tremendous drive-by traffic. Owner is willing to sell name, phone number and recipes. Contact agent for details. <b>Operating business. Do not disturb employees or management.</b>
<b>Lakeview</b> Scott Reinish Ext. 17	<b>Mirador</b> 2834 N. Southport Ave. <b>Code 385</b>	1,200 S.F. (1 <sup>st</sup> Floor) 1,800 S.F. (Basement)	Business Sale: \$149,500 Rental Rate: \$5,118.13/Mo. (Gross)	Fully-furnished and remodeled bar & restaurant in Lakeview. Corner location with a large wrap-around sidewalk patio for 50 people. Open floor plan with a beautiful dark wood bar. Floor to ceiling bay windows and French Door entryway add to the open ambiance. The kitchen is located in the full basement with ample room for storage. Highly residential neighborhood provides a great opportunity for any local go-to hot spot. <b>Operating business. Do not disturb employees or management.</b>

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Lakeview</b> Scott Reinish Ext. 17	2913 N. Lincoln Ave. <b>Code 386</b>	2,244 S.F. (Building) 2,575 S.F. (Lot)	Net Real Estate Investment: \$849,500	Attention Investors: Net Investment opportunity in a Hot section of Lakeview! Tavern with an outdoor patio and a 2 bed, 1 bath apartment. Located in a dense residential area near the northwest corner of Diversey and Lincoln. High vehicular traffic counts and great incomes. Join new concepts in the neighborhood, such as Farm Bar (from the successful Farm House ownership group) as well as Left Coast Food (by the highly acclaimed chef Paul Kahan and One Off Hospitality Group).
<b>Lincoln Park</b> Jarrett Fradin Ext. 15	<b>CONFIDENTIAL</b> <b>Code 676</b>	5,190 S.F. Business 6,192 S.F. Building 4,058 S.F. Lot	Business & Real Estate Sale: \$2,499,000	Profitable and successful late night bar/lounge with full kitchen. This real estate and business opportunity has a corner location on Lincoln Ave and was fully rehabbed in 2011 with the addition of a new kitchen and overhaul of both restaurant and residential units.
<b>Lincoln Park</b> Juan Carlos Gomez Ext. 19	1777 N. Clybourn Ave. <b>Code 1034</b>	1,990 S.F.	Rental Rate: \$30/SF Net	Restaurant/retail space available for lease with an English Basement. Located in a well-developed retail area of Lincoln Park, in close proximity of the Red Line train stop. Features 3 bathrooms, 2 parking spaces, wood floors, large windows and high ceilings. Strong demographics and incomes.
<b>Lincoln Park</b> Juan Carlos Gomez Ext. 19	2445 N. Lincoln Ave. <b>Code 1045</b>	2,500 S.F.	Rental Rate: \$40/SF Real Estate Sale: Negotiable	Former bar space available for retail, office or restaurant. Located on Lincoln Avenue, steps from the busy Lincoln Park intersection of Halsted/Lincoln/Fullerton. Cater to this dense neighborhood steps from theater and concert-goers, a major CTA hub, DePaul University students and staff, and tourist attractions. Black iron permitted.
<b>Lincoln Park</b> Juan Carlos Gomez Ext. 19	<b>Dawali Mediterranean Kitchen</b> 1625 N. Halsted St. <b>Code 1046</b>	4,200 S.F. (Two Floors)	Business Sale: \$179,000 Rental Rate: \$40/SF NNN	Restaurant for sale in the heart of Lincoln Park. Includes a robust ventilation system with a 17' hood that can be converted into two separate zones. Add additional occupancy by expanding to the lower level and potentially an outdoor private rear patio. Cater to surrounding theater crowds, shoppers and restaurant foodies. This space is steps from the Steppenwolf Theater with an annual audience of 200,000. Also situated on Halsted Street's dining corridor, home to some of the best restaurants in Chicago. <b>Operating business. Do not disturb employees or management. All showings must be accompanied by agent prior to operating hours.</b>
<b>Lincoln Park</b> Jerrod Rosen Ext. 21	2576 N. Lincoln Ave. <b>Code J535</b>	6,000 S.F. (Ground Floor) 2,000 S.F. (Storage & Walk-Ins)	Business Sale: \$495,000 Partnership: \$250,000	Beautiful newly built-out corner restaurant and bar located directly across from Jonquil Park. Indoor-outdoor setup with an industrial-chic dining area and glass overhead doors that open to a large private patio.
<b>Logan Square</b> Jerrod Rosen Ext. 21	<b>CONFIDENTIAL</b> <b>Code J532</b>	2,180 S.F.	Business Sale: \$299,000 Rental Rate: \$5,475.63/Mo. NNN	Successful recently built-out restaurant and bar with full basement. Located on Milwaukee Avenue in the heart of rapidly expanding Logan Square. All FF&E included in asking price. <b>Operating businesses. Do not disturb employees or management.</b>

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<p><b>Near North Side</b></p> <p>Jarrett Fradin Ext. 15</p>	<p><b>I Love Sushi</b> 869 N. Larrabee <b>Code 685</b></p>	<p>850 S.F.</p>	<p><b>**NEW LISTING**</b> Asset Sale: \$74,900 Rental Rate: \$2,000/Mo. (Net)</p>	<p>Newly built-out, quick-service restaurant located across the street from Groupon Headquarters next to Goddess and The Grocer. Large Office Buildings and High End Residential Units surround this location opportunity. Self contained Black Iron Cooking Equipment allow for most types of food preparation include cooking with gas and oil. Casual comfortable dining area seats 20+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining. <b>BELOW MARKET RENT !!!! <i>Operating business. Do not disturb employees or management.</i></b></p>
<p><b>Printer's Row</b> Jarrett Fradin Ext. 15</p>	<p><b>CONFIDENTIAL</b> <b>Code 659</b></p>	<p>4,800 S.F. Divisible to 2,400</p>	<p>Business Sale: \$199,000 Rental Rate: 28/SF Net</p>	<p>Over 70 years of operating history! 240 plus Occupancy with an Outdoor Patio and Tavern license. Several different special event rooms lend themselves ideally for any size (40-150) private party. Strong foot traffic and demographics. Attract South Loop patrons any time of day with this corner location. <b><i>Operating business. Do not disturb employees or management.</i></b></p>
<p><b>River North</b></p> <p>Scott Reinish Ext. 17 Amber Heavner Ext. 16</p>	<p>749 N. Clark St. <b>Code 376</b></p>	<p>2,250 SF (1<sup>st</sup> Fl.) 2,250 SF (2<sup>nd</sup> Fl.) 2,250 SF (Basement)</p>	<p>Rental Rate: \$30/SF (Net) <i>Based on 4,500 SF</i></p>	<p>Newly renovated, two-story bar/restaurant for lease in River North! Large bar on 1<sup>st</sup> floor with seating for 12 and plenty of room for dining. 2<sup>nd</sup> floor is ideal for lounge concept, party room and/or additional dining (equipped with a small bar). Kitchen equipped with dumb waiter going from basement to 2<sup>nd</sup> floor. Full basement equipped with 2<sup>nd</sup> hood and additional prep area, ideal for catering. Rare opportunity in River North located just a block from the Felix and Godfrey hotels, as well as two new-construction residential projects.</p>
<p><b>River North</b></p> <p>Scott Reinish Ext. 17 Amber Heavner Ext. 16</p>	<p><b>Municipal</b> 216 W. Ohio St <b>Code 377</b></p>	<p>5,000 S.F. (Main Fl.) 5,000 S.F. (Basement)</p>	<p>Business &amp; Assets Sale: Subject to Offer</p>	<p>Completely new construction build-out in River North. The site features two full bars; main bar seats 35-40 with 20 tap lines; back bar is equipped with 10 taps and is ideal for private parties. Huge patio that seats 84. 24 TVs inside and four 70" TVs outside, as well as six DirecTV satellites to ensure no sporting event is missed. Sizable kitchen on the 1<sup>st</sup> floor with a 22' hood. Full basement with two walk-in coolers, along with plenty of storage. Also includes an ADA-compliant wheel chair lift that descends to the restrooms on the lower level. Rare opportunity to acquire a state-of-the-art facility in one of the most sought after neighborhoods in Chicago!</p>
<p><b>River North</b></p> <p>Scott Reinish Ext. 17</p>	<p><b>Tippling Hall</b> 646 N. Franklin <b>Code 383</b></p>	<p>5,090 S.F. (Usable Space) 1,178 S.F. (Storage)</p>	<p>Business &amp; Assets Sale: Subject to Offer Rental Rate: \$19,395/Mo. (NNN)</p>	<p>Restaurant/Bar/Nightclub with Late Hour License available in River North! Two year old complete gut re-hab; including all equipment and mechanicals. Includes a brand new sound system, 20 beer taps, 1 keg cooler as well as a large walk-in cooler &amp; six 50" TVs. Beautiful bar with 13 seats and separate dining area. Space has exposed brick walls and a high Timber Loft ceiling. All windows open looking out to the sidewalk patio that extends on both sides of the hard corner location. Owner financing available.</p>

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>River West</b> Jarrett Fradin Ext. 15	<b>Thalia Spice</b> 833 W. Chicago Ave.  <b>Code 652</b>	2,600 S.F. with additional seasonal outdoor patio seating	Business Sale: \$149,900 Current Base Rent: \$5,000	Outstanding restaurant, recently featured on <i>Check Please!</i> , has received ratings of 25/30 on Zagat and 47/50 on Metromix. The multi-level space features natural stone and artisan ironworks; highlighted by earth tone colors, exposed brick and beamed ceilings. It also features a private dining area with an intimate setting, perfect for a first date or large events. <b>Operating business. Do not disturb employees or management.</b>
<b>Rogers Park</b> Adam Salamon Ext. 13	6922 N. Clark St. <b>Code A129</b>	2,650 S.F. (Building) 4,730 S.F. (Lot)	<b>**NEW PRICE**</b> Real Estate: \$429,000 Business: \$60,000	Great mixed-use property on busy Clark St. in Rogers Park. Well maintained (and operating) restaurant on the first floor is included in the sale price, with two apartments above (2 bdr, 1 bdr + den). Newer plumbing, electric and windows throughout the building and a full basement that includes an office, walk-in coolers and storage. Garden seating for 20+ in the back, all restaurant furniture, fixtures, and equipment included in the sale price. <b>Operating business. Do not disturb employees or management.</b>
<b>Rogers Park</b> Adam Salamon Ext. 13	6800 N. Sheridan Rd. <b>Code A131</b>	4,032 S.F.	Business Sale: \$169,000 Renatl Rate: \$21/SF NNN	Great opportunity to own a turn-key restaurant/bar on a busy road in Rogers Park. Liquor, food and patio licenses all in place. Features include a green build-out with a large outdoor patio and a new bar and lounge area. All furnishings, fixtures, and equipment are included. Walk-in coolers in the basement. Seating for 90 inside and 40 on the patio. Business Only Sale. For additional information or to schedule a showing contact agent. <i>Operating business. Do not disturb employees or management.</i>
<b>Uptown</b> Juan Carlos Gomez Ext. 19 Jerrod Rosen Ext. 21	1224 W. Wilson Ave. <b>Code 1047</b>	1,975 S.F.	Asset Sale: \$59,000 Rental Rate: \$30/SF NNN	Fully-equipped restaurant and bar located on Uptown's Wilson Ave., surrounded by dense residential. Cater to the Wilson Red and Purple Line commuters just steps away, as well as over 12,000 students and faculty from across the street. Become a part of the ever-evolving Uptown neighborhood with the revitalization of its historic architecture and continued growth as a destination for entertainment and culture.
<b>West Town</b> Jarrett Fradin Ext. 15	1952 W. Chicago Ave. <b>Code 684</b>	6,000 S.F. (Approx. on 2 Floors)	Real Estate for Sale: \$799,000	Restaurant/Bar structure available for sale in the heart of West Town on Chicago Ave. This 2 Floor building with existing Architectural drawings, Floor Plans, and Permits is stubbed for Plumbing and Electrical for restaurant use. Surrounded by restaurants and national retailers. Landlord will contribute to structural –capital improvements.
<b>West Town</b> Scott Reinish Ext. 17 Amber Heavner Ext. 16	1378 W. Grand Ave. <b>Code 378</b>	2,280 S.F.	Rental Rate: \$28/SF Net	Existing restaurant space for lease in West Town on the corner of Grand and Noble. Open floor plan, perfect for any restaurant, bar and/or quick serve concept. Sizable kitchen provides plenty of room for prep and storage. Rare opportunity to obtain a second generation restaurant space in one of Chicago's hottest neighborhoods!

## Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Wicker Park</b> Jerrod Rosen Ext. 21 Juan Carlos Gomez Ext. 19	1520 W. Division St. <b>Code J531</b>	+/- 6,975 S.F.	Rental Rate: \$22/SF NNN	Unique opportunity to collaborate with internationally renowned Studio Gang Architects. Subject property is the garden level space of a vintage Art Deco building recently restored into the firm's new headquarters. Ownership is seeking other creatives for that space. Tenant will have access to one of the only rooftop patios available in Wicker Park. Other unique potential users also encouraged to inquire.
<b>Wicker Park</b> Brian Laskov Ext. 14	<b>Esso Lounge</b> 1270 N. Milwaukee Ave. <b>Code B104</b>	1,650 S.F.	Business Sale: \$175,000 Rental Rate: \$5,900/Mo. (Gross)	Chic & intimate bar/lounge with Tavern/PPA licenses available in Wicker Park. Located just steps away from the intersection of Paulina and Milwaukee and conveniently only a block north of the CTA Division Blue Line station. In operation for over 9 years in a high density area with numerous retail stores, boutiques and restaurants. High ceilings and occupancy of 99. All furniture, fixtures and equipment included in sale. <b>Operating business. Do not disturb employees or management.</b>

## Available Suburban Restaurants / Bars / Nightclubs

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Buchanan, MI</b> Jarrett Fradin Ext. 15	<b>Hickory Creek Winery</b> 750 Browntown Rd. <b>Code 679</b>	38 Acres Winery – 3,998 S.F. Bed & Breakfast – 2,000 S.F.	Real Estate & Business Sale: \$1,100,000	Hickory Creek Winery is a vineyard, winery, events venue and vacation rental on 38 acres located 90 Miles from Chicago. It is being offered for sale as a turn-key profitable business. Purchase price includes all assets, equipment and supplies, wine and retail inventory, furnishes and fixtures, registered S-Corporation, branding, social media and website, formulas, trademarks and intellectual property. The center piece of the property is a two story 3,988 Square Foot timber-framed building housing the winery, tasting room, and private events space. A separate two-story +/- 2,000 SF Bed and Breakfast building also sits on the property.
<b>Buffalo Grove</b> Scott Reinish Ext. 17	1659 N. Buffalo Grove Rd. <b>Code 382</b>	1,200 S.F.	Rental Rate: \$28/S.F. (NNN)	Quick-serve/pizza restaurant available in the growing northern suburb of Buffalo Grove. Enormous/existing Type II hood and ventilation with a two-rack pizza oven included. Large walk-in cooler and plenty of prep area in the rear, including an office. Perfect for any existing pizza operator or quick-serve restaurant re-concept.
<b>Buffalo Grove</b> Adam Salamon Ext. 13	<b>Rito's Grill &amp; Cantina</b> 86 W. Dundee Rd. <b>Code A128</b>	3,969 S.F.	<b>**NEW PRICE**</b> Business Sale: \$74,900 Rental Rate: \$6,000/Mo. Net	Attractive restaurant in highly desirable northern suburb Buffalo Grove. Fully equipped with a new build-out. Clean, spacious kitchen with a large hood. There is a separate bar area and a private party as well. <b>Operating business. Do not disturb employees or management.</b>
<b>Elk Grove Village</b> Adam Salamon Ext. 13	66 E. Devon Ave. <b>Code A126</b>	4,390 S.F. (Building) 27,854 S.F. (Lot)	<b>**NEW PRICE**</b> Real Estate Sale: \$389,900	Bank-owned, newly remodeled and fully equipped restaurant/bar on bustling Devon Ave. Turn-key condition with newer kitchen equipment and the potential to add gaming make this a great opportunity. Must see to believe!
<b>Forest Park</b> Jerrod Rosen Ext.21	<b>Brian Boru Irish Pub</b> 7652 Madison St. <b>Code J537</b>	8,750 S.F. (Building) 18,750 S.F. (Lot)	Real Estate & Business Sale: \$1,075,000	Two-story bar & eatery with real estate for sale. Building sits on three full lots with spacious outdoor patio and 30+ parking spaces. Family-friendly restaurant serves up traditional Irish dishes. Includes a community room for events, as well as two fireplaces. With a full bar on deck, beers on tap and signature cocktails, this after-work watering hole is perfect for parties or sports game viewing.
<b>Elk Grove Village</b> Adam Salamon Ext. 13	66 E. Devon Ave. <b>Code A126</b>	4,390 S.F. (Building) 27,854 S.F. (Lot)	Real Estate Sale: \$415,000	Newly remodeled and fully equipped restaurant/bar on bustling Devon Ave. Turn-key condition with newer kitchen equipment and the potential to add gaming make this a great opportunity. Must see to believe!
<b>Elmhurst</b> Jarrett Fradin Ext. 15	<b>CONFIDENTIAL</b> <b>Code 682</b>	4,894 S.F. (Building – Two Levels) 5,211 S.F. (Land)	Real Estate & Business Sale: \$2,250,000	Restaurant/Bar property with a large enclosed beer garden available in downtown Elmhurst. Building was recently gutted and re-fitted with updated mechanicals, electrical and plumbing. Includes full kitchen in the basement and a sidewalk café. <b>Operating business. Do not disturb employees or management.</b>
<b>Evanston</b> Juan Carlos Gomez Ext. 19	<b>Addis Abeba Restaurant</b> 1322 Chicago Ave. <b>Code 1039</b>	2,774 S.F.	Business Sale: \$99,999 Base Rental Rate: \$4,399/Mo. (NNN)	Second generation restaurant opportunity that can easily be reconcepted with little investment. Some of the desirable features include two hoods, a walk-in cooler, and ADA-compliant bathrooms. Become a part of the bustling restaurant scene in Evanston.

## Available Suburban Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Glenview</b> Jerrod Rosen Ext. 21	<b>Fitness Café</b> 2532 Waukegan Rd. <b>Code J536</b>	1,814 S.F.	<b>**PENDING CONTRACT**</b> Business Sale: \$149,000	Profitable restaurant operating in Glenview, IL. Located in the Heatherfield Shops with Jewel-Osco anchor. Quick-service, healthy food restaurant/cafe. Includes full kitchen and outdoor seating. <b>Operating business. Do not disturb employees or management.</b>
<b>Hammond, Indiana</b> Jarrett Fradin Ext. 15	Formerly <b>Aquavor</b> 5260-62 Hohman Ave <b>Code 645</b>	6,100 S.F. Building  .13 Acres Lot	Real Estate & Business Assets: \$649,000	Newly built-out Nightclub/Lounge with real estate located in the heart of Hammond, IN, one mile from the Illinois border. Truly turn-key opportunity with state-of-the-art entertainment, audio and visual lighting system. No expense spared with this brand new build out. Features marble finishes, shark tanks and specialized music and lighting. Available as a Business purchase with Lease or Real Estate opportunity.
<b>Lincolnshire</b> Jerrod Rosen Ext. 21	<b>Cubby Bear North</b> 21661 N Milwaukee Ave. <b>Code J528</b>	8.376 Acres Total 4.1086 Acres Vacant Land 4.27 Acres Building w/ Land 30,000 SF Building	Real Estate & Asset Sale: \$3,000,000 Vacant Land Sale: \$1,232,580 Total: \$4,232,580	Substantial free standing, two-story building with adjacent land located in the north suburbs of Chicago. This entertainment complex, restaurant and bar features 30,000 square feet of space with a wrap around deck, (with seating for 120). Formerly <i>Cubby Bear North</i> , a sports-themed restaurant and live music venue in operation for 15 years. Cater events and live music to the nearby corporate campuses of Acco Brands and CDW Corp., as well as the visitors of the Par-King miniature golf course. A number of upscale shopping centers, hotels and a retirement community also adraw.
<b>Lombard</b> Scott Reinish Ext. 17	105 St. Charles Rd. <b>Code 379</b>	2,000 S.F. Ground Level 1,000 S.F. Lower Level	Real Estate Sale: \$375,000	Turn-key restaurant/commercial condo available in downtown Lombard! Formerly the pizzeria Capone's. Occupancy on the 1st floor as well as the finished basement (perfect for private parties). Equipped with 8 beer tap lines. Large kitchen on upper floor along with plenty of prep area in the basement (including 2 huge smokers, 2 walk-in coolers, 1 walk-in freezer and a dumb waiter between the 1st floor and basement). Perfect for any bar/restaurant re-concept!
<b>Northwest Suburb</b> Jarrett Fradin Ext. 15	<b>Confidential</b> <b>Code #684</b>	4,669 S.F. Building 87,323 S.F. Land	<b>**NEW LISTING**</b> Real Estate, Land & Business: \$1,480,000	Extremely well built building & business on over two acres of land in the Chicago Northwest suburbs. High grossing, multi-level venue including a roadhouse, diner, sports bar and nightclub. A true turn-key operation.
<b>Oakbrook Terrace</b> Adam Salamon Ext. 13	17W632 Butterfield Rd. <b>Code B102</b>	40,484 S.F. (.929 Acre)	Land Sale: \$1,400,000 Ground Lease: \$7,000/Mo. (Net)	Retail pad with all utilities brought to site. Includes 2 pylon signs on Butterfield & Summit. Ideal for fast casual restaurants, banks, coffee shops and many other uses. Strong daytime population and demographics. Surrounded by national retailers, corporate offices and in close proximity to Oakbrook Center, the second largest shopping center in the Chicago area.
<b>Oak Park</b> Jarrett Fradin Ext. 15	<b>Mancini's Italian Bistro</b> 1111 W. Lake St. <b>Code 680</b>	2,500 S.F.	Business & Asset Sale: \$349,000	Well-established, profitable bar and restaurant in the heart of Oak Park's downtown entertainment district; surrounded by high-end boutique retailers, restaurants and nightlife. In addition to a strong dine-in following, this multi revenue stream restaurant offers a robust and growing corporate catering business. Features include a newly renovated separate bar/seating area & dining room, an outdoor-seasonal sidewalk patio, and a fully-finished basement with walk-in coolers and prep area. Separate rooms for office, storage and liquor as well. <b>Operating business. Do not disturb employees or management.</b>

## Available Suburban Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>River Grove</b> Adam Salamon Ext. 13	<b>Totu Café</b> 2901 N. Ashland Ave. <b>Code A118</b>	3,950 S.F. Building 13,739 S.F. Lot	Business & Asset Sale: \$650,000	Great mixed-use property located on three full lots. Fully-equipped restaurant/bar with two patios and attached office/apartment. Features all new mechanicals throughout the building. Gaming machines and a steady clientele give this business excellent money making potential. <b>Operating business. Do not disturb employees or management.</b>
<b>Waukegan</b> Jarrett Fradin Ext. 15	3900 Northpoint Blvd. <b>Code 686</b>	8,342 S.F. Building 54,886 S.F. Land	<b>**NEW LISTING**</b> Real Estate Sale: \$1,200,000	Fully-fixtured and newly updated buffet-style restaurant. Features a 7-table buffet and several private dining areas. Seating for 250. Parking for 150. Located at the entrance of the recently redeveloped Fountain Square. Across the street from Super Wal-Mart and 4 multi-floor unit hotels. Surrounded by nighttime entertainment and a multitude of Fortune 500 corporations. Excellent visibility from Route 120 (Belvidere Road) as well as Fountain Square Shopping Center. <b>Operating business. Do not disturb employees or management.</b>
<b>West Chicago</b> Scott Reinish Ext.17	540 Main St. <b>Code 380</b>	4,000 S.F. (Main Floor) + Small Office	Real Estate Sale: \$349,500	Existing restaurant/commercial condo for sale in downtown West Chicago. Formerly known as Privilege Sports Bar & Seafood restaurant. Large kitchen with an open floor plan, as well as a small office. Beautiful side patio for al fresco dining. Perfect for any bar/restaurant re-concept.
<b>Woodridge</b> Adam Salamon Ext. 13	<b>The Six-Thirty Bar+Restaurant</b> 6315 Main St. <b>Code A130</b>	6,511 S.F.	<b>**NEW PRICE**</b> Business Sale: \$90,000 Rental Rate: \$15/SF (NNN)	Upscale restaurant, bar, and entertainment venue available in the busy Main St. at Seven Bridges Shopping Center. Turn-key condition, with a fully equipped kitchen and two large exhaust systems. Newly redesigned bar area creates great flow throughout the space. Large patio wraps around the restaurant and a stage area provides great space for live entertainment.

## Available Chicago & Suburban Investment Property & Office Space

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Loop, Central</b> Adam Salamon Ext. 13	<b>The Garland Building</b> 111 N. Wabash Ave., Suite 714 <b>Code A110</b>	1,020 S.F. Office Space	Rental Rate: \$25/SF Gross	Office/Retail space in historic Garland building available for lease. Features 24/7 building access, conferencing facility, convenience store, onsite management, and Security system. Located in the heart of the Loop close to transportation, downtown retail, dining and entertainment. Contact agent for more details. <b>One Month's Rent Free with 3-Year Lease. 3 Months Rent Free with 5-Year Lease.</b>