

Lakeview - Chicago

NET INVESTMENT OPPORTUNITY IN HIGHLY-DENSE RESIDENTIAL AREA

2913 N. Lincoln Ave. Chicago, IL 60657



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.

2913 N. Lincoln Ave. Chicao, IL 60657

Size **2,244 SF (Building)**

2,575 SF (Lot)

Price **\$749,500 (Net Real Estate Investment) Price Reduced!**



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Scott Reinish

312.575.0480 Ext. 3

Scott@kudangroup.com



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	39,244	245,359	522,212
2015 Female Population	38,879	247,674	526,596
2015 Total Population	78,123	493,033	1,048,808
2015 Total Households	38,055	243,448	466,715

Income

2015 Median Household Income	\$84,410	\$65,556	\$58,107
2015 Per Capita Income	\$61,387	\$49,688	\$40,581
2015 Average Household Income	\$121,149	\$98,474	\$88,827

Nearby Businesses

Las Tablas Colombian Restaurant
Cafe Furaibo Restaurant
Bottle & Bottega Lakeview
Car Care Specialist

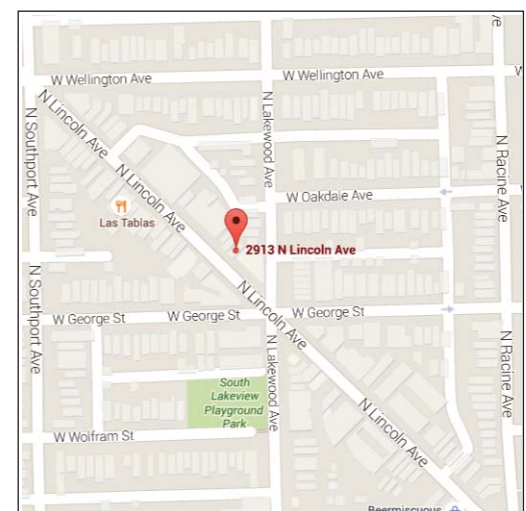
Highlights

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).

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

Lincoln & George



LISTING INFO

Agent Responsible	Scott Reinish 312.575.0480 ext. 17 scott@kudangroup.com
Transaction Type	Net Real Estate Investment Opportunity
Type of Property	Restaurant/Bar on the ground floor with one apartment above
Sale or Lease	Sale
Property Data	
Address	2913 N. Lincoln Ave.
City, Zip Code	Chicago, IL 60657
Area	Lakeview
County	Cook
Sale Price	\$749,500 (Price Reduced)
Rental Rate	\$81,151.20 annually (\$5,462.60 per month for the bar and \$1,300 per month for the apartment)
Lease Type	Net
Lease Term	10 year term dated 6-1-13 with one 5-year option to extend
Yearly Adjustment	2%
CAP Rate	9.5%
Taxes	2014- \$7,765.00
Stories	2
Square Feet	Building - 2,244 SF
Lot Size	2,575 SF
Parking	Street
Zoning	B3-3
A/C & Heat	Central
Electric (amps)	See Agent
Type of Basement	Full/Unfinished
Ward	32
Alderman	Scott Waguespack – (773) 248-1330
Nearby Businesses	Las Tablas, Café Furaibo Restaurant, Bottle & Bottega, Payne Personal Training, Elements in Motion, Windy City Orthodontics
Property Description	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

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Cross Streets	Lincoln/George