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## Current Listings

### Available Chicago Restaurants / Bars / Nightclubs

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Belmont Cragin</b> info@kudangroup.com	5714 W. Diversey Ave. <b>Code T104</b>	1,200 S.F.	Rental Rate: \$20/SF Gross	Vacant retail space of a two-story building. Formerly a hair salon; landlord currently preparing for vanilla box condition. Centrally located in a busy commercial business district with longstanding stores and restaurants. Also near convenient public transportation.
<b>Bridgeport</b> Juan Carlos Gomez	<b>Rocky's Sports Restaurant</b> 234 W. 31st St. <b>Code 1056</b>	3,300 S.F. Indoors 2,500 S.F. Outdoors	Business Sale: \$195,000 Rental Rate: \$4,400 per Month Net	Sports bar/restaurant with a Tavern License. Sizable outdoor patio with beer garden. Conveniently located blocks from Sox's Guaranteed Rate Field and Dan Ryan Expressway. Become a part of the emerging Bridgeport community with diverse restaurants, bars and bakeries. <b>Operating business. Do not disturb employees or management.</b>
<b>Bucktown</b> Jarrett Fradin	1912 N. Western Ave. <b>Code M723</b>	2,000 S.F.	Asset Sale: \$74,500 Rental Rate: \$5,000 per Month (Net)	Fully built out restaurant and kitchen with 12 Ft Hood and Black Iron, 2 ADA Bathrooms, and open floor plan. Office, storage and prep areas. Located directly below the Bucktown Brown and Blue L Stop. Strong traffic and pedestrian counts, easy in and out for delivery drivers. Business name NOT included in sale. <b>Operating business. Do not disturb employees or management. All showings must be accompanied by agent.</b>
<b>Edgewater</b> Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code M721</b>	3,500 S.F. Interior + 1,000 S.F. Seasonal Outdoor Patio	Business Sale: \$249,900 Rental Rate: \$7,961.52 per Month (Net)	Single-story commercial restaurant located on a great corner with outdoor patio. Wine-country inspired neighborhood bistro with California centric wine list. Occupancy of 103 inside and seating for 40 outside. Located among many other restaurants and retailers in Edgewater. <b>Operating business. Do not disturb employees or management.</b>
<b>Gold Coast</b> Juan Carlos Gomez	<b>Blue Agave</b> 1050 N. State St. <b>Code 1041</b>	5,000 S.F. (Ground Floor) 1,000 SF Mezzanine	Business Sale: \$599,000 Rental Rate: \$65/SF Net	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>Operating business. Do not disturb employees or management. All showings must be accompanied by agent.</b>
<b>Lakeview</b> Brian Laskov	3001 N. Ashland Ave. <b>Code B109</b>	1,900 S.F. 1st Floor + Full Basement 1,500 S.F. 2nd Floor 300 S.F. 2nd Floor Party Room/Office 400 S.F. Garage 800 S.F. Patio	<b>**NEW LISTING**</b> Real Estate Sale: \$1,100,000 Rental Rate: \$6,000 per Month (Modified Gross)	Lakeview corner two-story mixed use building with a restaurant/bar on the 1st floor and 4-bedroom/2-bathroom rental unit on the 2nd floor. Includes full basement, garage, 2nd floor party room/office, and large outdoor seating area. Retail space is suitable for a variety of different restaurant/bar concepts. Strong residential and commercial population in the vicinity. Perfect location for owner/operator with a rental unit for additional income or new lease.

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

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Lakeview</b> Adam Salamon	<b>Gyro Mena</b> 905 W. Belmont Ave. <b>Code A149</b>	1,250 S.F.	Business Sale: \$139,900 Rental Rate: \$45/SF Net	Great fast casual restaurant available right in the heart of Lakeview. Space comes complete with a large black iron/exhaust system and a full basement for storage. All furniture, fixtures, and equipment are included with the business. <b>Operating business. Do not disturb employees or management.</b>
<b>Lakeview</b> Juan Carlos	500 W. Diversey Pkwy. <b>Code 1061</b>	1,000 SF	Assets: \$59,000 Rental Rate: \$4,139 per Month (Gross)	Corner restaurant available in densely populated Lakeview neighborhood. This quaint space located in a historical landmarked building has been updated recently, including restored tin ceilings. Planned development on this dining and entertainment corridor includes a 12 story 56 residential unit mixed-use building, and a 30,000 square foot multi-retail commercial building, among others. <b>This is a confidential listing. All showings must be accompanied by agent. Do not disturb employees or management.</b>
<b>Lakeview</b> Brian Laskov	2843 N. Halsted St. <b>Code B107</b>	4,400 (1st Floor) 2,000 (2nd Floor)	Rental Rate: \$25/SF Modified Gross	Prime retail space with restaurant infrastructure available for lease in Lakeview/Lincoln Park. Ground floor is comprised of 4,000 SF with a bar/dining area in the front, kitchen and hood in the center and a large room in the back. The back room features a stage and bar, high timber loft ceilings, skylight and exposed brick. This property also has a partial second floor with an office and storage space. There is a retractable garage door and possible outdoor cafe. Great street exposure with expansive windows in a dense residential and commercial area. Excellent opportunity to open your own restaurant, bar, lounge or cafe!
<b>Lakeview</b> Brian Laskov	<b>CRAFT Liquor Store</b> 1433 W. Belmont Ave. <b>Code B106</b>	1,400 S.F.	Real Estate & Business: \$435,000 Business Only: \$110,000 Rental Rate: \$2,345 per Month (Net)	Turn-key, fully-operating liquor store featuring hundreds of beers, specialty wines and spirits. This beautifully built out commercial condo is also used as tasting room and event space. Prime location between Southport & Ashland with great vehicular and pedestrian traffic counts. Convenient 15 minute standing zone in front of business. Sale includes Packaged Goods Liquor License, all FF&E and P.O.S equipment. Business generates additional revenue from 100+ member Wine Club. <b>Operating business. Do not disturb employees or management.</b>
<b>Lakeview</b> Jarrett Fradin	3109 N. Broadway St. <b>Code 689</b>	4,716 S.F. (Building) 5,123 S.F. (Land)	Real Estate: \$3,000,000	Single-story commercial building located on approx. 5,125 SF of land with associated 65' (5x59) parcel of land (extending from the rear of the building to Barry Street on the south). Previous tenant, House of Fine Chocolates, operated for 75 years. Current tenant, Lakeview Kitchen & Market, completed a full rebuild in the last year and is currently operating a Shared-Kitchen concept.
<b>Lakeview</b> Juan Carlos Gomez	<b>TOD Development Opportunity</b> <b>Parcel A</b> - 3444-50 N. Lincoln Ave. & <b>Parcel B</b> - 3449-51 N. Lincoln Ave (1713 W. Cornelia Ave.)	<b>Parcel A</b> - 2,671 S.F. (Pelly's Liquor) 5,567 S.F. (Fernando's) 9,244 S.F. (Lot) 1,300 S.F. (Parking) <b>Parcel B</b> - 10,004 S.F.	<b>Parcel A:</b> Real Estate: \$2,900,000 <b>Parcel B:</b> Real Estate: \$3,100,000	Sale of two real estate development opportunities. The subject properties include a single-story commercial building with non-exclusive easement reserved in the deed for ingress, egress and parking - and - a vacant lot across the street for development (fronting both Lincoln and Cornelia Avenues). Both parcels are located within the required radius for potential Transit Oriented Development (TOD) near the CTA Paulina Brown Line station and city sanctioned pedestrian street.

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

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Lincoln Park Adam Salamon	<b>CONFIDENTIAL</b> <b>Code A155</b>	2,000 S.F. + 1,350 S.F. Parking Lot	<b>**NEW LISTING**</b> Business: \$174,900 Rental Rate: \$4,000 per Month + NNN	Rare tavern license in the heart of Lincoln Park with below market rent. The bar was completely renovated in 2017 and includes updated restrooms, hardwood floors, electrical and plumbing. The business is currently in the process of acquiring a retail food license. There is also the possibility of either a sidewalk cafe or a beer garden in the 1,350 SF parking lot that comes with the lease. <b>Operating business. Do not disturb employees or management.</b>
Lincoln Park Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code M718</b>	2,500 S.F. Business + 2,250 S.F. Finished Basement	Business: \$229,500 Rental Rate: \$7,101.85 per Month (Gross)	Chic, American-style restaurant/lounge/tavern located nearby DePaul University. This location is surrounded by both boutique and national retailers, as well as other bar, restaurants and night time attractions. <b>Operating business. Do not disturb employees or management.</b>
Lincoln Park Brian Laskov Juan Carlos Gomez	2020 Lincoln Park West <b>Code B107</b>	4,650 S.F to 10,625 S.F.	Rental Rate: \$18/SF NNN	This second generation restaurant space at the base of a 440 unit apartment complex is available for all use; including retail, office or medical. Located amongst local staples such as Chicago Pizza and Oven Grinder Company, R.J. Grunts, Geja's Café and Park West entertainment venue. Locals and tourist alike enjoy nearby attractions such as the Lincoln Park Zoo (3M visitors*), Peggy Notebaert Nature Museum (250,000 visitors*), Green City Market (Up to 10,000 visitors**) at Lincoln Park and North Avenue Beach (6.5M visitors*) which attract 2 million visitors for the Air and Water Show.
Lincoln Park Bob Borchart Daniel Rubinow	<b>Hidden Shamrock</b> 2723 N. Halsted St. <b>Code D108</b>	3,000 S.F. + 1,500 S.F. Restaurant	Business: \$225,000 Rental Rate: \$29/SF NNN	Longstanding Irish restaurant and bar in Lincoln Park. Established in 1987, it was only the 2nd tavern on North side to serve and pour a Guinness. Today it is a true Gastro pub with a long list of craft beers and whiskies anchoring the drink menu. Completely renovated in 2014, this charming, airy space comes complete with a wood-topped bar and exposed brick walls. The space also includes a large back room with a stage for music, comedy and private events. <b>Operating business. Do not disturb employees or management.</b>
Lincoln Park Georg Simos	2201 N. Lincoln Ave. <b>Code J545</b>	2,386 S.F. + Full Basement	Rental Rate: \$7,246 per Month (NNN)	Beautiful retail/restaurant space available for lease in Lincoln Park. Great exposure on high traffic, six-corner intersection. Also located just across the street from Oz Park. Formerly a sandwich shop serving, catering and delivering to neighboring residents. New five to six story residential condo building currently undergoing development nearby.
Lincoln Park Juan Carlos Gomez	1629 N. Halsted St. 2nd Floor	1,776 S.F.	Rental Rate: \$3,500 per Month (Net)	Retail or office space available at the North & Halsted intersection. Attract theater crowds, shoppers and bar hoppers with this stellar location directly across from Steppenwolf Theater. Strong demographics, as well as heavy traffic and pedestrian counts with good street visibility.
Lincoln Park Bob Borchart	<b>Copa Lounge</b> 1637 N. Clybourn Ave. <b>Code BR102</b>	1,100 S.F.	Business: \$115,000 Rental Rate: \$3,200 per Mo. (Modified Gross)	Chic, intimate lounge/tavern located in the Clybourn Entertainment corridor. Prime Lincoln Park location surrounded by performance theaters, national retailers and restaurants including the Apple Store and Hacienda. Attract Clybourn Ave. shoppers, after-work crowds and DePaul students. Great opportunity for existing or first time operators. Holds Tavern License. <b>Operating business. Do not disturb employees or management.</b>

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

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Lincoln Square Adam Salamon	2301 W. Foster Ave. <b>Code T105</b>	2,400 S.F. Building 1,600 S.F. Restaurant 800 S.F. Retail Expansion Option	<b>**PRICE REDUCTION**</b> Real Estate & Assets: \$987,000 Assets Only: \$43,000 Rental Rate: \$25/SF Net	Excellent opportunity to own or lease a brand new fully built-out restaurant. It doesn't get more turn-key than this! The restaurant comes fully-equipped with everything you need from tables, chairs, a 13 foot hood and appliances that have never been used. This space is bright, clean with great opportunity for expansion! Do you have a desire to own a food truck? No worries about parking as the building comes with 12 parking spots. You will never miss the summer time crowd with patio options in the front, back and side of the building. This could be your dream come true restaurant in Chicago.
Logan Square Brian Laskov	<b>CONFIDENTIAL</b> <b>Code B110</b>	2,500 S.F. 1st Floor + 2,500 S.F. Basement 2,670 S.F. Lot	<b>**PENDING CONTRACT**</b> Business: \$125,000 Real Estate: \$600,000 Rental Rate: \$25/SF Net	One-story building with restaurant/bar and full basement in the heart of Logan Square. Recently updated restaurant/bar with high ceilings, exposed brick and an open layout. Extra wide staircase leads to full basement for party room/dining room, additional bathrooms, walk-in cooler and office. <b>Operating business. Do not disturb employees or management.</b>
Logan Square Jarrett Fradin	<b>Parts &amp; Labor</b> 2700 N. Milwaukee Ave. <b>Code M722</b>	3,000 S.F. Interior + 3,000 S.F. Finished Basement	<b>**PRICE REDUCTION**</b> Business/Licenses/Assets: \$225,000 Rental Rate: \$7,691.22 per Month (Net)	Clear span space with high ceilings and large outdoor beer garden in Logan Square. Full kitchen and basement (ADA compliant). Indoor occupancy of 146 and outdoor beer garden occupancy of 110. Basement includes walk-in color and freezer and refrigeration system. 16 beers on tap, as well as Jameson and Fernet on tap. <b>All showings must be accompanied by listing agent. Only qualified prospects with proof of funding will be considered.</b>
Logan Square Georg Simos	<b>CONFIDENTIAL</b> <b>Code G100</b>	3,840 S.F. Interior + 1,160 S.F. Patio	<b>**PRICE REDUCTION**</b> Business: \$249,000 Rental Rate: \$31/SF Net	Large bar/restaurant with private outdoor patio for sale in hot Logan Square. Turn-key business or bring your own concept to this amazing location!
Loop Bob Borchart	<b>Russian Tea Time</b> 77 E. Adams St. <b>Code BR103</b>	5,025 S.F.	Business & Assets: \$599,000 Rental Rate: TBD	Longstanding (20+ Years) European Restaurant with consistently strong sales. Located steps away from the corner of Michigan & Adams in the Loop near major tourist attraction Art Institute of Chicago. Rich mahogany and brass finishes create a warm and charming atmosphere. Extensive equipment list included. Excellent pedestrian traffic counts and demographics.
Loop Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code M719</b>	7,100 S.F. Interior + 1,765 S.F. Seasonal Outdoor Patio + 700 SF Lobby Kiosk	Business: \$740,000 Rental Rate: \$32,393.75 per Month (Gross)	Authentic Windy City steakhouse right in the heart of Chicago's Loop. White tablecloth restaurant serving the finest aged steak, seafood and American cuisine. Beautiful wood finishes, warm mood lighting and tall leather booths create the perfect setting for power lunches, intimate dinners, business meetings or lounging with cocktails. <b>Operating businesses. Do not disturb employees or management.</b>
Loop Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code M720</b>	4,000 S.F. Interior + 1,250 S.F. Seasonal Outdoor Patio	Business: \$585,000 Rental Rate: \$8,666.66 per Month (Net)	Inventive American restaurant and wine bar located on the first floor of a high rise - Class A - office building in Chicago's Central Business District. Warm space with wood paneling, a wine wall and floor-to-ceiling windows. Indoor dining for 96 with a seasonal patio seating 50. Perfect setting for power lunches, intimate dinners, business meetings or lounging with cocktails. <b>Operating businesses. Do not disturb employees or management.</b>
Loop Juan Carlos Gomez	<b>CONFIDENTIAL</b> <b>Code 1065</b>	1,034 S.F.	Business: \$150,000 Rental Rate: \$5,484.85 per Month (Gross)	Quick-serve restaurant located in the bustling Loop, steps away from a train stop, Michigan Ave. and top tourist attractions. Cater to the high pedestrian counts, hotel visitors and businesses nearby. <b>Operating businesses. Do not disturb employees or management.</b>

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AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Loop, West</b> info@kudangroup.com	<b>Morgan Street Cafe</b> 111 S. Morgan St. <b>M2</b> 850 W. Jackson Blvd. <b>Code J547</b>	1,010 S.F. 1,625 S.F.	<b>Morgan Street Cafe:</b> \$125,000 <b>M2:</b> \$125,000	Two beautifully built out cafés in Chicago's thriving West Loop. Both newly remodeled with appealing décor. Businesses are a local favorite and staple in the community. Businesses can be purchased individually or together. <b>Operating businesses. Do not disturb employees or management.</b>
<b>Loop, West</b> Juan Carlos Gomez	<b>CONFIDENTIAL</b> <b>Code 1063</b>	5,616 S.F. + Private Outdoor Patio	Business: \$224,900 Rental Rate: \$7,981 per Month (Net)	Restaurant and bar for sale in the West Loop. The business features a large kitchen and sizable private beer garden for additional al fresco dining. Option to expand is possible. Join neighboring acclaimed restaurants just steps away. <b>Operating business. Do not disturb employees or management.</b>
<b>Loop, West</b> Juan Carlos Gomez	<b>CONFIDENTIAL</b> <b>Code 1064</b>	2,000 S.F. + 500 S.F. Lower Level Bar	Business: \$375,000 Rental Rate: \$34.75/SF NNN	Restaurant and Bar for sale in the West Loop. The business features a PPA license and expandable lower level bar for additional occupancy. Join the ever expanding West Loop amongst acclaimed restaurants, hotels and businesses just steps away. <b>Operating business. Do not disturb employees or management.</b>
<b>McKinley Park</b> Bob Borchardt	3932 S. Leavitt St.	8,200 S.F.	Rental Rate: \$9,500 per Month (Modified Gross)	Longstanding food production space in McKinkley Park neighborhood. First floor is a private dedicated kitchen space (8,200 SF) including walk-in cooler and freezer, blast chiller, refrigerated loading dock space (with freight height doors and levelers), black iron/hood, and dish washing room. Also available for purchase are other kitchen equipment, work tables, and speed racks. Second floor office, use of conference room and storage.
<b>North Center</b> Jarrett Fradin	<b>CONFIDENTIAL</b> <b>Code M717</b>	1,500 S.F. + 1,000 S.F. Outdoors	Business: \$224,900 Rental Rate: \$7,981 per Month (Net)	Corner bar/restaurant with a large outdoor patio in bustling North Center neighborhood. Located across from a public park with sidewalk seating. Full basement. 24 beers on tap. Turn-key opportunity or bring your own concept!
<b>North Park</b> Daniel Rubinow	6253 N. McCormick Blvd. <b>Code D102</b> 6257-B N. McCormick Blvd. <b>Code D103</b>	<b>Code D102</b> - 13,412 SF <b>Code D103</b> - 1,932 SF	Rental Rate: <b>Code D102</b> - \$18/SF NNN <b>Code D103</b> - \$18/SF NNN	Two retail spaces available for lease in a shopping center in North Park. The properties are anchored by a busy Hong Kong Buffet and UPS store. Great location along McCormick Boulevard with excellent access and a daily traffic count of 27,100. Also nearby is the Lincoln Village shopping center and Home Depot. The former gym would make a great daycare center.
<b>Pilsen</b> Juan Carlos Gomez	1640 W. 18th St. <b>Code J555</b>	1,892 S.F.	Rental Rate: \$25/SF Modified Gross	Existing restaurant space available for lease in the heart of Pilsen. Includes full kitchen, two ADA compliant bathrooms and a large storage basement. Located in a beautifully restored four-story building in a booming retail corridor of Pilsen. The property is also conveniently located just West of Ashland Avenue and steps from the CTA Damen Pink Line.
<b>Ravenswood</b> Bob Borchardt	<b>Vidalia</b> 1964 W. Lawrence Ave. <b>Code BR104</b>	3,000 S.F.	Business: \$99,000 Rental Rate: \$4,200 per Month (Gross)	Beautifully redesigned restaurant space with an Incidental Liquor License (pending) in the heart of Ravenswood. Currently seats 44, but can accommodate many more. Enormous kitchen with a rotating deck pizza oven, smoker, 20' hood and two walk-in coolers. All FF&E included in asking price.

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

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Ravenswood</b> Juan Carlos Gomez	<b>Ampersand Wine Bar</b> 4845 N. Damen Ave. <b>Code 1062</b>	1,200 S.F.	Business: \$159,000 Rental Rate: \$2,440.78 per Month (Modified Gross)	Newly constructed restaurant and bar available. This business is located conveniently near two mass transit lines, Metra and CTA. The sale features newer restaurant infrastructure, equipment and a sidewalk café for al fresco dining. <b>All showings must be accompanied by listing agent during off operating hours.</b>
<b>Rogers Park</b> Adam Salamon	6636 N. Clark St. <b>Code A132</b>	1,000 S.F.	Rental Rate: \$1,200 per Month (Modified Gross)	Great retail/office space on busy Clark St. in Rogers Park. All utilities separately metered and paid by tenant. Recently updated with hardwood floors, new bathroom, facade and storefront, and dropped ceilings and lighting.
<b>Rogers Park</b> Adam Salamon	1442 Howard St. <b>Code A151</b>	800 S.F.	Rental Rate: \$14/SF Gross	Bright and open retail/office space available for lease. Located in a unique Flat Iron building at the corner of a 6-way stop. Well populated business area with great traffic counts. Walk to Red & Purple Line Howard station, shops, Sheridan and Lake Michigan beaches.
<b>Uptown</b> Adam Salamon	<b>Carol's Pub</b> 4659 N. Clark St. <b>Code A146</b>	3,000 S.F.	<b>**CONTINGENT/CONTRACT PENDING**</b> Business Sale: \$249,000 Rental Rate: \$4,200 per Month (Modified Gross)	Iconic late hour corner bar with exceptional lease. 4AM Late Hour license makes this a rare opportunity in Chicago. Tavern, Retail Food & PPA licenses included. Fully built-out with all FF&E also included. Existing Black Iron system, walk-in cooler and stage ready to go for performances.
<b>West Town</b> Chad Severson	1378 W. Grand Ave. <b>Code C118</b>	2,280 S.F.	Rental Rate: \$30/SF Modified Net	Existing restaurant space for lease in West Town on the corner of Grand & Noble. Open floor plan perfect for any restaurant, bar and/or quick service 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!
<b>West Town</b> Adam Salamon	<b>CONFIDENTIAL</b> <b>CODE J552</b>	1,866 S.F. (Coffee Shop) 3,321 S.F. (Lot)	Business & Assets: \$125,000 Rental Rate: \$23/SF NNN	Rare opportunity to own one of the longest running independent coffee houses in Chicago. Located in the West Town neighborhood. Tall ceilings, modern finishes and a vintage building give this space a charming atmosphere. Truly a local favorite with a loyal customer base.
<b>Wicker Park</b> Jarrett Fradin	<b>FINANCING, PARTNERSHIP AND JOINT VENTURE</b> <b>The Bedford</b> 1612 W. Division <b>Code M715</b>	9,623 S.F.	Sublease and Terms: Negotiable for existing and experienced operators	Rare, fully built bar, restaurant and lounge located in the lower level of the historic 1920's MB Bank building. Open floor plan with 8-handle beer system and large kitchen area. Separate dining and private party rooms. Exquisitely built dining room with marble and hardwood throughout. Sublease and terms negotiable for existing and experienced owner/operators.
<b>Wicker Park</b> Juan Carlos Gomez	<b>Flip Burger</b> 1141 N. Milwaukee Ave. <b>Code 1066</b>	1,000 S.F. 1,700 S.F. Private Outdoor Area	<b>**NEW LISTING**</b> Business Sale: \$169,000 Rental Rate: \$3,640 per Month (Net)	Quaint freestanding restaurant with large outdoor private dining available in Wicker Park. Increase occupancy with expansion into the sizable adjacent lot. This opportunity is located near six corner-intersection of Ashland, Milwaukee and Division, steps from the Division Blue Line subway station. <b>Operating business. Do not disturb employees or management. All showings must be accompanied by listing agent.</b>
<b>Wicker Park</b> Jarrett Fradin	<b>Buck's</b> 1700 W. Division <b>Code M716</b>	2,358 S.F.	<b>**PENDING CONTRACT**</b> Licenses & Assets: \$295,000 Rental Rate: \$9,963.73 per Month (Net)	Bar, restaurant and lounge located on the hard corner of Division and Paulina in the heart of Wicker Park. Includes large outdoor sidewalk dining area. 1 Dedicated parking spot included.

## Available Suburban Restaurants / Bars / Nightclubs

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Burbank</b> Chad Severson	<b>Formerly Georgious Restaurant</b> 5900 W. 79th St. <b>Code C120</b>	4,250 S.F. (Building) 19,725 SF (Lot)	Real Estate: \$420,000 Rental Rate: Negotiable	Corner lot, commercial one-story closed family restaurant with banquet space in the basement. Main floor includes a spacious dining area, large full kitchen with walk-in cooler & freezer, small bar and two washrooms. Property includes all FF&E. Parking for 30+ cars. Ideal opportunity for a banquet facility!
<b>Buffalo Grove</b> Daniel Rubinow	<b>Formerly Grill on the Rock</b> 301 N. Milwaukee Ave. <b>Code J551</b>	8,963 S.F. (Building) 39,341 SF (Lot)	Real Estate: \$1,120,375	Freestanding restaurant space with 340 feet of frontage on busy Milwaukee Ave. in Buffalo Grove. Large kitchen with full restaurant infrastructure. 37 exhaust hoods inside the dining room for tableside cooking. Several separate dining areas. Banquet area on the second floor with seating for 49 people.
<b>Crest Hill</b> Chad Severson	<b>Bada Brew</b> 802 Theodore St. <b>Code C113</b>	3,300 S.F. (Divisible)	<b>**PRICE REDUCTION**</b> Business & Assets: \$99,000	Music venue/bar with high revenue video gaming, located in a strip mall in Crest Hill, IL. All Furniture, Fixtures and Equipment included in the asking price. Fully equipped kitchen with Black Iron / Hood. Additional entertainment includes pool and billiards. <b>Operating business. Do not disturb employees or management.</b>
<b>Downers Grove</b> Adam Salamon Daniel Rubinow	<b>CONFIDENTIAL</b> <b>Code A150</b>	21,400 S.F. Building 2.64 Acres Lot	<b>**PENDING CONTRACT**</b> Real Estate & Business: \$2,900,000 Business Only: \$199,000	Freestanding restaurant/bar with banquet hall area that accommodates between 20-200 people. Located near Yorktown Center, this building is in excellent condition with seating capacity of over 400 and a large parking area. Located near both I-88 and I-355 exits make this a great opportunity for expanding chains, brew pub or banquet hall. Business is a casual dining restaurant with a large bar and five private party rooms. Kitchen comes with 3 walk-in coolers and 1 freezer. All FFE& included with the asking price. <b>Operating business. Do not disturb employees or management.</b>
<b>Glenview</b> Daniel Rubinow Jerrod Rosen	<b>Ted's Montana Grill</b> 1811 Tower Dr.	5,240 SF	Rental Rate: \$28/SF NNN	Former Ted's Montana Grill restaurant with large kitchen, ADA bathroom and a full bar. Located in the Glen Town Center, an open air mall in affluent Glenview, near housing, major transportation and successful retailers.
<b>Glenview</b> Daniel Rubinow Jerrod Rosen	<b>Mooyah Burgers</b> 1839 Tower Dr.	2,016 SF	<b>**PENDING CONTRACT**</b> Rental Rate: \$36/SF NNN	Former fast casual burger concept Mooyah; turn-key ready. Full kitchen with all kitchen equipment included and two ADA bathrooms. Located in the Glen Town Center, an open air mall in affluent Glenview near housing, major transportation and successful retailers.
<b>Gurnee</b> Chad Severson	<b>Restaurant for Sale</b> 4821 Grand Ave. Code <b>C125</b>	7,400 SF Building 1.65 Acres Lot	<b>**NEW LISTING**</b> Real Estate: \$1,200,000	Freestanding restaurant building available in Gurnee, IL. Excellent location only .5 miles away from Six Flags Great America Theme Park. The property sits approximately 1 mile east of the interchange of I-294 and Grand Ave. (Hwy 132). Formerly a breakfast house and diner for over 35 years. Large seating area for approx. 310 to 325 patrons. Parking for 100. All FF&E included.

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

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Joliet</b> Chad Severson	<b>Confidential</b> <b>Code C117</b>	20,096 SF (Total)	Business & Real Estate: \$840,000	Prime corner real estate for sale including a restaurant and detached building (currently leased to a catering company). The restaurant property consists of a 3,630 SF building situated on a 14,937 SF parcel. The second subject property consists of a 547 SF building situated on a 5,159 SF corner parcel. Restaurant business included with the sale; catering business not included. <i>Operating businesses. Do not disturb employees or management.</i>
<b>Joliet</b> Chad Severson	<b>Confidential</b> <b>Code C114</b>	4,800 SF	Business & Assets: \$260,000 Rental Rate: \$8,200 per Month (Modified Gross)	Longstanding fine dining Italian restaurant. Located at the end cap of a fully leased strip mall. Local favorite of residents of Joliet, IL. Business & Assets for Sale. <b>Operating business. Do not disturb employees or management.</b>
<b>Mt. Prospect</b> Jarrett Fradin	<b>Finn McCool's</b> 702-712 N. River Rd. <b>Code #684</b>	4,669 S.F. Building 87,323 S.F. Land	Real Estate, Land & Business: \$1,290,000	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>Mt. Prospect</b> Chad Severson	<b>Heffy's Hot Dogs</b> 1520 N. Elmhurst Rd. <b>Code #C115</b>	1,760 SF	Business & Assets: \$149,000 Rental Rate: \$3,179 per Month (Gross)	<b>Motivated seller is moving out of state; Must Sell!</b> Family owned, longstanding (25 years) classic hot dog and beef stand for sale. Located in a fully leased mall (six tenants in the mall have been in place for over 20 years). The stand serves homemade hand-packed burgers, as well as fresh homemade shakes and sauces. 4.5 (out of 5) star rating on Yelp for five years running. All FF&E included.
<b>Oak Lawn</b> Chad Severson	<b>Krauss' Gaslite</b> <b>Lounge</b> 5130 W. 95 <sup>th</sup> St. <b>Code C100</b>	2,000 S.F.	Real Estate, Land & Business: \$650,000	Gaslite is a hometown favorite sports bar with kitchen. Family owned and operated for over 40 YEARS! Located in high traffic area on 95th and Tulley Ave. with tons of visibility! The immediate area is packed with new development with major retailers like Starbucks, Lou Malnati's, and Smashburger. Within a 3-mile radius you will find major destination sites that include Chicago Ridge Mall, Stony Creek Golf Course, and Green Oak Shopping Plaza. Real estate, business and FF&E are all included in price! This is a great opportunity to own your own business in the heart of town!
<b>Orland Park</b> Chad Severson	<b>Confidential</b> <b>Code C122</b>	9,635 S.F. Building 5,500 S.F. Outdoor Patio 76,228 SF Lot	Real Estate + Business: \$3,600,000	Alehouse themed restaurant/bar with real estate for sale in affluent Orland Park, IL. One-story commercial building with several bars, large outdoor beer garden with stage for live music, and ample parking. Extensive FF&E included. Great location in the heart of a destination shopping area by Orland Square Mall. Nearby Sears department store to be converted to AMC Movie Theatre as well as multiple national dining concepts coming to area soon! <b>Operating business. Do not disturb employees or management.</b>

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

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Roscoe</b> Adam Salamon	<b>Vito's Ristorante</b> 4866 Bluestem Rd. <b>Code C122</b>	9,200 S.F. Building on 1.76 Acres Lot	Real Estate: \$1,750,000	Immaculate condition freestanding restaurant available for sale on 1.76 acres lot in Roscoe, IL. Turn-key restaurant with new FF&E throughout. The building includes a bar, outdoor patio, and banquet hall with a separate entrance. The banquet area seats approx. 200, dining room 130, patio 40-50, and bar 30+. Large parking area for 120 cars. Currently occupied by a casual dining Italian restaurant. <b>Operating business. Do not disturb employees or management.</b>
<b>Schaumburg</b> Chad Severson	<b>PARTNERSHIP AND JOIN VENTURE OPPORTUNITIES AVAILABLE - Confidential Code C107</b>	7,300 S.F.	<b>**PRICE REDUCTION**</b> Business Sale: \$199,000	Longstanding live music venue and sports bar for sale. Established over 25 years ago and newly remodeled 3 years ago. Features include a large bar that seats 45 as well as a raised seating VIP area. Furniture, fixtures and equipment include a full in-house PA system and Behringer board. Multiple pool tables, darts and video games also included. Gated outdoor smoking area and parking for 300. Owner will consider partnership or joint venture opportunities as well. <b>Operating business. Do not disturb employees or management.</b>
<b>Skokie</b> Daniel Rubinow	<i>Formerly Turtle Wax Car Wash</i> 9340 Skokie Blvd. <b>Code D104</b>	Up to 6,000 S.F. Building	Rental Rate: \$175,000 per year	Fantastic ground lease ideal for a high volume restaurant concept or national restaurant. Multiple layouts possible and may include a drive-thru and outdoor space. Located on traffic-heavy Skokie Boulevard among several busy restaurants and chains including Portillo's and a new Chic-fil-A and Culver's.
<b>Summit</b> Bob Borchardt Georg Simos	<b>Bella's</b> 5717 S. Archer Rd. <b>BR107</b>	600 S.F.	Business Sale: \$75,000 Rental Rate: \$1,800 per Month (Gross)	Nicely updated gaming establishment with lots of parking. Plenty of room for growth on gaming revenue with a motivated operator.
<b>Summit</b> Bob Borchardt Georg Simos	<b>Durbin's</b> 5719 S. Archer Rd. <b>BR106</b>	1,600 S.F.	Business Sale: \$95,000 Rental Rate: \$2,250 per Month (Gross)	Newly remodeled bar and grill with profitable gaming. Full kitchen included. Ample parking in the rear lot. Durbin's is a popular south suburban chain of restaurants serving homemade pizza, burgers, sandwiches and more.
<b>Tinley Park</b> Chad Severson	<b>Tribes</b> 9501-R W. 171st St. <b>Code C112</b>	6,200 S.F. + 800 S.F. Patio	Business & Assets: \$1,299,000 Rental Rate: \$9,000 per Month (NNN)	Beautifully built tavern and restaurant located in a busy strip mall with outdoor patio and bar. Operates as a brewpub with over 40 types of craft beers. Seats 187 inside and 100+ on outdoor patio. All FF&E included in asking price. Kitchen equipment includes: 3 fryers, broil, 8 burner stove, multiple cold and hot prep tables and double tank in-house oil filtration system. Business name and brand NOT included. <b>Operating business.</b>
<b>Westmont</b> Chad Severson	<b>Confidential</b> <b>Code C123</b>	3,200 S.F. + Full Basement	Business & Real Estate: \$1,600,000 Business Only: \$950,000	Elegant fine dining Italian Restaurant located in an affluent suburb neighborhood. Established in 1998, this longstanding restaurant does large catering and private party events. All brick front building with black canopies, matured interior, wooden back bar and private banquet room. Furniture, fixtures and equipment included in asking price. Operating business. Do not disturb employees or management.
<b>Wheeling, IL</b> Chad Severson	<b>Confidential</b> <b>Code C124</b>	6,500 S.F.	Business & Assets: \$990,000 Rental Rate: \$14,000 per Month (NNN)	Profitable, fully-equipped restaurant/bar available in a busy strip mall in Wheeling, IL (mall at 90% occupancy). Features a gorgeous outdoor patio and ample parking. Occupancy of 180 for dining and 25 at bar. Business operates live music on weekends and also has a private room for special events. <b>Operating business. Do not disturb employees or management.</b>

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

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Yorkville Chad Severson	<b>Confidential Code C121</b>	5,475 S.F. Building .94 Acre Lot	<b>**PRICE REDUCTION**</b> Real Estate & Business: \$1,399,000	Charhouse with Italian specialties situated on soon-to-be signalized hard corner in Yorkville, IL, with monument sign on Route 34. Route 34 is currently under construction with estimated completion date of Late Fall 2018. Includes fully-equipped kitchen, banquet room, gorgeous bar and all inventory. <b>Operating business. Do not disturb employees or management.</b>

## Available Chicago & Suburban Investment Property, Retail & Office Space

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Bucktown Adam Salamon	1611 N. Bell Ave. Unit C <b>Code A154</b>	2,080 S.F.	Real Estate: \$649,000	Commercial condominium on the hard corner of North & Bell with windows lining both streets. High ceilings and a North Ave. entrance. The space is currently occupied by a first class beauty salon. All of the FF&E from the business are included in the sale. <b>Operating business. Do not disturb employees or management.</b>
Crystal Lake Chad Severson	<b>Vacant Land for Sale</b> 4220 Northwest Hwy. <b>Code C111</b>	6.83 Acres (297,514.80 SF)	Land: \$1,300,000	Vacant lot perfect for development of various uses including retail, restaurant, bank, medical, gas station, car dealership and office building. Located at the Northeast corner of Sands Road and Northwest Highway by a signalized intersection. Just across from the Home Depot and Office Max anchored development, as well as more than 2.5 million square feet of retail in the immediate trade area. Property can be excavated and re-graded. Property to be delivered in "as-is" condition.
Glenview Jarrett Fradin	<b>Real Estate Development Opportunity</b> 1148 Waukegan Rd. <b>Code M704</b>	18,730 S.F. (Land) .43 Acres (Lot) 2,750 S.F. (Building)	Real Estate: \$1,250,000	The subject side of approx. 18,730 SF (.43 Acres) is located on the hard corner of Waukegan Rd. and Grove St. Great visibility with 134 feet of frontage on Waukegan Rd. Parcel is zoned D-D (Downtown Development District) by the Village of Glenview which allows for a variety of development opportunities.
Glenview Jarrett Fradin	<b>Land Development Opportunity</b> 3330 Milwaukee Ave. <b>Code M711</b>	32,131 S.F. (Land) .73 Acres (Lot)	Land: \$667,000	The subject site of approx. 32,131 SF (.73 acres) is located on Milwaukee Ave in Glenview, Illinois. The parcel is zoned B-2 Commercial Use by the Village of Glenview which allows for retail development, office, senior housing or other use (to be confirmed by village). Site has a curb cut, driveway and is environmentally clean and cleared. Owner will consider a build to suit.
Lincoln Square Jarrett Fradin	<b>Retail/Office for Lease</b> 5507 N. Lincoln Ave. <b>Code M712</b>	1,050 S.F.	Rental Rate: \$1,200 per Month (Gross)	Commercial space available for lease in Lincoln Square.. Great foot traffic in location surrounded by several bus stops and other retail components. Ideal for any retail, office use.
Old Irving Park Jarrett Fradin	<b>Industrial/Warehouse /Retail/Office for Lease/Sale</b> 3746-50 N. Cicero Ave. <b>Code M705 &amp; M705 A</b>	10,000 S.F. Building .31 Acre Lot	Real Estate: \$1,550,000 Lease: \$10.85/SF Net	Clear span, full sprinkler system warehouse with 15' high ceilings and (2) 12 Ft loading garages in the rear. Floor Drains. 2 Bathrooms. Currently demised into front office area, with 3 separate conference rooms. Non-load bearing walls allow for easy modifications.

## Available Chicago & Suburban Investment Property & Office Space (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
<b>Park Ridge</b> Daniel Rubinow Bob Borchardt	1036 W. Higgins Rd. <b>Code D109</b>	4,050 S.F. Building 31,625 SF Lot	Real Estate: \$1,299,000	Freestanding QSR with drive-thru and ample parking available for sale. Located minutes from O'Hare and many hotels and office parks. Extensive FF&E included. Currently Al's Beef and Nancy's Pizza, with a month-to-month lease. Potential to add an additional 2,443 SF to the building (total 6,493 SF). <b>Operating businesses. Do not disturb employees or management.</b>
<b>Portage Park</b> Jarrett Fradin	4358 N. Cicero Ave <b>Code T103</b>	1,500 S.F.	Rental Rate: \$1,750 per Month (Gross)	Hard corner retail space located on the very busy intersection of Montrose & Cicero. The premise consists of approx. 1,500 square feet. Building is surrounded by four bus stops, the Mayfair Metra station and easy access to the Kennedy Expressway.
<b>Roscoe</b> Chad Severson	<b>Confidential</b> Investment Property for Sale <b>Code C110</b>	Contact Agent for Full Details	Real Estate: \$2,100,000	Investment and development opportunity consisting of three buildings and 1.58 acres of vacant land. Buildings include one 3-unit apartment building, one mixed-use building with a restaurant and 3 apartments, and one gaming cafe (NOW LIVE!).
<b>Waukegan</b> Jarrett Fradin	3900 Northpoint Blvd. <b>Code 686</b>	8,342 S.F. Building 54,886 S.F. Land	Real Estate: \$1,200,000	Fully-fixture 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/management.</b>
<b>West Humboldt Park</b> Jarrett Fradin	<b>Industrial/Development Sale or Lease</b> 4444 W. Haddon Ave. <b>Code M709</b>	77,000 S.F. Building 48,690 S.F. Land 36,000 S.F. Lot	Real Estate: \$1,150,000 Rental Rate: \$6-\$11 per S.F. (Gross)	The subject site of approx. 48,000 SF is recently vacated and ready for redevelopment. Building is 77,000 SF. Heavy 3 phase power throughout, with a 35 car parking lot, located on the hard corner of N. Kilbourn Ave and W. Haddon Ave. Located in an enterprise Zone tax and improvement benefit area. Four drive-in doors, one shared freight elevator and two truck-level docks included. 600 to 35,000 S.F. Divisible.
<b>West Town</b> Jarrett Fradin	<b>Land Development Opportunity</b> 1601-09 W. Superior St. <b>Code M706</b>	9,547 S.F. (Land)	Land for Sale: \$2,750,000	Approx. 9,547 SF of Land on the hard corner of Ashland and Superior in West Town. Part of a 21,925 SF parcel zoned C2-3. Zoning allows for +/- 23 residential units with commercial on the first floor. Can be purchased with adjacent Corner of Ashland and Huron for development of +/- 31 units for a total of +/- 54 units with commercial on first floor. Zoning allows for a 4 <sup>th</sup> Floor Duplex up to 5 Floors.
<b>West Town</b> Jarrett Fradin	<b>Land Development Opportunity</b> 700-708 N. Ashland Ave. <b>Code M707</b>	12,547 S.F. (Land)	Land for Sale: \$3,400,000	Approx. 12,457 SF of Land on the hard corner of Ashland and Huron in WEST TOWN! Part of a 21,925 SF parcel zoned C2-3. Zoning allows for +/- 31 residential units with commercial on the first floor. Can be purchased with adjacent Corner of Ashland and Superior for development of +/- 23 units for a total of +/- 54 units with commercial on first floor. Zoning allows for a 4 <sup>th</sup> Floor Duplex up to 5 Floors.