

# Logan Square - Chicago RECENTLY UPDATED RESTAURANT/BAR AVAILABLE WITH REAL ESTATE



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## Confidential Listing #B110



### OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

#### Logan Square

The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch area is characterized by the prominent historical boulevards and large bungalow-style homes. At one time, Logan Square boasted a large Norwegian-American population, centered along the historic boulevards. Logan Square was the site of the Norwegian-American cultural center, Chicago Norske Klub. Many elaborate, stylish and expensive houses and mansions line historic Logan and Kedzie Boulevards where the club was once situated. Logan Square now boasts a growing dining, bar and nightlife scene.

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Size (Approx.) 2,500 SF 1st Floor + 2,500 SF Full Basement  
2,675 SF Lot

Rental Rate \$25/SF Net

Price \$125,000 (Business) and/or \$600,000 (Real Estate)

For additional information or to schedule a showing contact:

Brian Laskov

312.575.0480 ext. 14

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#### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	37,570	266,937	617,315
2015 Female Population	35,770	264,591	634,894
2015 Total Population	73,340	531,528	1,252,209
2015 Total Households	27,775	203,075	518,889

#### Income

2015 Median Household Income	\$47,671	\$56,217	\$54,685
2015 Per Capita Income	\$26,325	\$33,504	\$35,320
2015 Average Household Income	\$69,002	\$86,718	\$83,703

#### Note

*This listing is confidential. Please see the enclosed Non-Confidentiality Agreement to receive more information. All showings must be accompanied by listing agent.*

#### Description

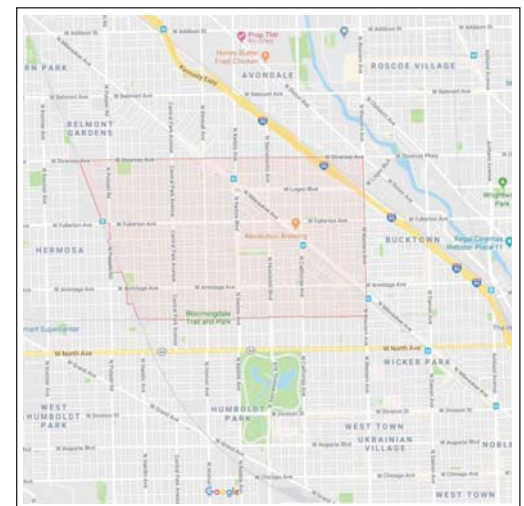
Recently updated restaurant/bar with full basement in the heart of Logan Square. High ceilings, exposed brick and open layout. Extra wide staircase leads to full basement for party room/dining room, additional bathrooms, walk-in cooler and office.

*Operating business. 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. 1024 7-29-2013

#### Map

#### Logan Square



**\*\*Please fill out completely to receive information\*\***

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description:	Recently Updated Restaurant/Bar Available with Real Estate in Hot Logan Square
Asking Price:	\$125,000 (Business) and/or \$600,000 (Real Estate)
Where did you see the listing?	
Code # if Applicable	B110
<b>Your contact info:</b>	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) \_\_\_\_\_ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leasing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

**PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.**

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
<b>Please Fax to Kudan Group, Inc. 312.575.0497</b>	