

DATA SHEET – Flip Burger

Listing Agent/s	Juan Carlos Gomez Juancarlos@kudangroup.com 312.575.0480 Ext. 19
Transaction Type	Business Sale and Lease Assignment
Listing Status	This is a public listing. All showings must be accompanied by listing agent.
Property Type	Restaurant
Property Name	Flip Burger
Address	1141 N. Ashland Ave.
City, Zip	Chicago, IL 60622
Area	Wicker Park
County	Cook
BUSINESS INFORMATION	
Asking Price	\$ 169,000.00
Rental Rate	\$ 3,640.00/Month
Lease Type	Net
Taxes and Insurance	Tenant is responsible for 100% of the property taxes. 2016 taxes were \$5,359.46 or \$446.62/month.
Yearly Adjustments	Flat Increases
Duration	10 Years
Security Deposit	\$3,500.00
Size (Business)	+/- 1,000 S.F. (Approx.) +/- 1,700 S.F. (Approx.) Private Outdoor Space
Basement	N/A
Occupancy	Under 99 (24) Outdoor (60)
HVAC Age	4 Years
HVAC (tons)	10 Tons
Electric (amps)	200 Amps
Stories	1
Building Type	Free Standing
Parking	Street Parking
Licenses	Retail Food
Nearby Businesses	Intelligentsia Coffee, evilOlive, CVS, PNC Bank, Chopin Theatre, MB Financial Bank, Wendy's, La Pasadita
Property Description	Restaurant Mixed Use Building
Cross Streets	Ashland Ave. and Division St.
Business Description	Quaint free-standing restaurant with large outdoor private dining available. Increase occupancy with expansion into the sizable adjacent lot. This opportunity is located near the busy Polonia Triangle intersection at Ashland, Milwaukee and Division, steps from the Division Blue Line subway station. This is an operating business. Do not disturb the employees.