

# Wicker Park - Chicago FREESTANDING RESTAURANT WITH LARGE OUTDOOR PRIVATE DINING

1141 N. Ashland Ave. Chicago, IL 60622



## Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

**1141 N. Ashland Ave. Chicago, IL 60622**

Size (Approx.) 1,000 SF Business

1,700 SF Private Outdoor Space

Rental Rate \$3,640 per Month (Net)

Sale Price \$125,000 (Business) **PRICE REDUCED!**

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	27,472	253,388	558,080
2015 Female Population	25,802	262,134	561,827
2015 Total Population	53,274	515,522	1,119,907
2015 Daytime Population	49,730	1,087,928	1,691,133

## Income

2015 Median Household Income	\$75,855	\$66,878	\$55,490
2015 Per Capita Income	\$51,591	\$49,986	\$37,943
2015 Average Household Income	\$107,514	\$100,984	\$86,528

## Nearby Businesses

Intellegentsia Coffee  
evilOlive  
CVS  
PNC Bank

Chopin Theatre  
MB Financial Bank  
Wendy's  
La Pasadita

## Description

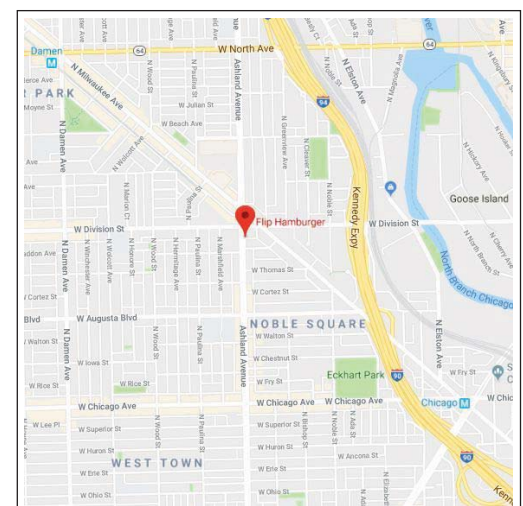
Quaint freestanding restaurant with large outdoor private dining available in Wicker Park. Increase occupancy with expansion into the sizable adjacent lot. This opportunity is located near six corner-intersection of Ashland, Milwaukee and Division, steps from the Divison Blue Line subway station.

*Operating business. Do not disturb employees or management. All showings must be accompanied by listing agent.*

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. 1044 09.01.2015

## Map

Ashland Ave. & Division St.



### DATA SHEET – Flip Burger

Listing Agent/s	Juan Carlos Gomez <a href="mailto:Juancarlos@kudangroup.com">Juancarlos@kudangroup.com</a> 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
<b>BUSINESS INFORMATION</b>	
Asking Price	\$ 125,000.00 <b>PRICE REDUCED!</b>
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. <b>This is an operating business. Do not disturb the employees.</b>

**ADDITIONAL PHOTOS**

