

Gladstone Park - Chicago ESTABLISHED RESTAURANT FOR SALE WITH REAL ESTATE

The Garage - 6154 N. Milwaukee Ave. Chicago, IL



Gladstone Park

Gladstone Park is a neighborhood in the northern section of the Jefferson Park community area of Chicago. It is the home to many municipal workers. The numerous examples of homes in the Dutch Colonial style has led to the area's nickname as "Little Rotterdam", an allusion to the Dutch city of Rotterdam

6154 N. Milwaukee Ave. Chicago, IL 60646

Building Size 4,194 SF (Approx.)

Lot Size 2,097 SF (Approx.)

Price \$1,750,000 (Business & Real Estate)

For additional information or to schedule a showing contact:

Daniel Rubinow

312.575.0480 ext. 23

daniel@kudangroup.com



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

Demographics

Population
Male Population 39,311
Female Population 41,378
Total Population 80,688

Total Households 31,303

Income
Median Household Income \$66,846

Average Household Income \$86,619

Nearby Businesses

Superdawg
Edgebrook Golf Course
Amitabul Restaurant

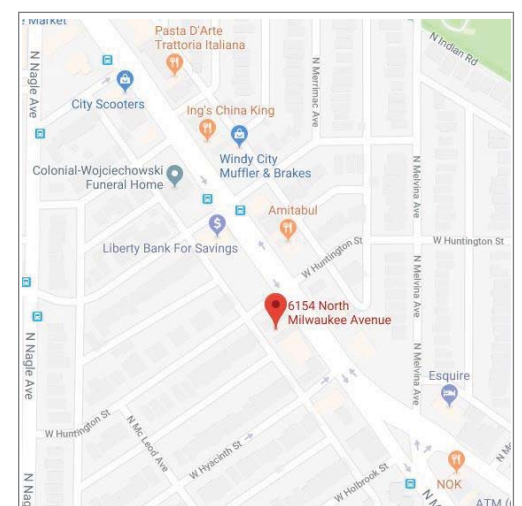
Property Description

The Garage Bar & Sandwiches is a gem of an opportunity for anyone interested in purchasing a successful business with real estate. This restaurant and bar has shown steady financial growth since it opened and it has established itself as the destination in the neighborhood. The Garage is a fully turn-key neighborhood bar and eatery concept which features a creative food and drink menu. The building also features the area's only rooftop deck, making it a huge draw.

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. 733 4-9-2013

Map

Milwaukee Ave. between Devon Ave. and Elston Ave.



LISTING INFO

Agent Responsible	Daniel Rubinow
Transaction Type	Business with Real Estate
Type of Property	Restaurant and bar. Single occupant.
Sale or Lease	Sale
Property Data	
Property Name	The Garage Bar & Sandwiches
Address	6154 N. Milwaukee Ave.
City, Zip Code	Chicago, IL 60646
Area	Gladstone Park
County	Cook
Sale Price	\$1.75 Million
# of Seats	98 interior. 60 on rooftop deck.
Stories	2
Size (Approx.)	4,194 SF
Lot Size (Approx.)	2,097 SF
Parking	N/A
Zoning	B3-1
Licenses	Consumption on Premises – Incidental Activity Outdoor Patio Retail Food
Alderman – Name and Phone Number	Margaret Laurino (773) 736-5594
Nearby Businesses	Superdawg, Edgebrook Golf Course, Amitabul Restaurant
Cross Streets	Milwaukee Avenue between Devon Avenue and Elston Avenue
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	The Garage Bar & Sandwiches is a gem of an opportunity for anyone interested in purchasing a successful business with real estate. This restaurant and bar has shown steady financial growth since it opened and it has established itself as <u>the</u> destination in the neighborhood. The Garage is a fully turn-key neighborhood bar and eatery concept which features a creative food and drink menu. The building also features the area's only rooftop deck, making it a huge draw.
Year Established	Since 2011
Approx. Annual Gross Sales	Approx. \$1.65 million
FF&E included in price?	Yes
Inventory included in price?	Negotiable
Will seller provide training?	Yes