

Wicker Park - Chicago

TAVERN LOCATED ON A HIGH TRAFFIC AVENUE

@North Bar - 1637 W. North Ave. Chicago, IL 60622



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

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

Orange Theory Fitness
Infiniteus Rocks and Juice
Louie's Pub
Hollywood Grill

Description

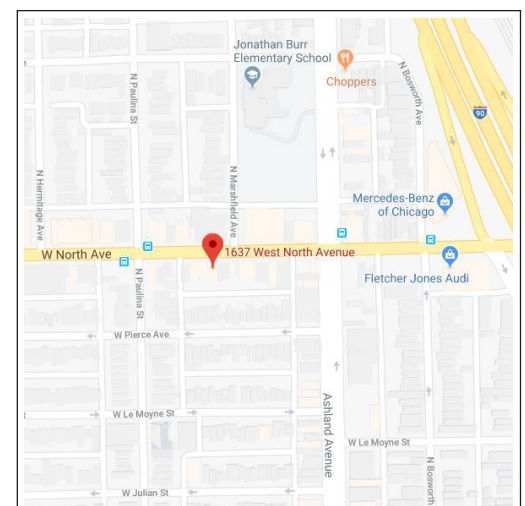
Tavern available in a mixed-use building in Wicker Park. Located on a high traffic avenue between the busy intersection of Damen/Milwaukee/North and the Kennedy Expressway. Licenses include Tavern & Retail Food.

Operating business. Do not disturb employees or management. All showings must be accompanied by agent before operating hours.

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

North and Marshfield



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

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.

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Size (Approx.) 1,200 SF Business

Rental Rate \$4,500 per Month

Lease Type NNN

Sale Price \$200,000 (Business)

For additional information or to schedule a showing contact:

Juan Carlos Gomez

312.575.0480 Ext. 19

juancarlos@kudangroup.com

DATA SHEET – 1637 W. North Ave. & @North Bar

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Business for Sale with Lease Assignment -or- Business with Real Estate for Sale
Property Type	Mixed-Use
Address	1637 W. North Ave.
City, Zip	Chicago, IL 60622
Area	Wicker Park
County	Cook
BUSINESS INFORMATION	
Asking Price	\$ 200,000.00 (Business Sale)
Business Name	@North Bar
Rental Rate	\$4,500.00/Month
Lease Type	NNN
Taxes & CAM	Taxes are +/- \$270/month and +/- \$75/month for CAM
Security Deposit	Subject to financial renew.
Size (Business)	1,200 S.F. (Ground Floor)
Basement	Unfinished
Occupancy	Under 99
Licenses	Tavern and Retail Food
HVAC Age	4 Years
HVAC (tons)	Ten Ton
Electric (amps)	Contact Agent
Is the business currently operating?	Yes , do not disturb employees or management. All showings must be accompanied by agent before operating hours.
PROPERTY INFORMATION	
Stories	Three stories consisting of a tavern on grade with basement and two apartments.
2 nd Floor Apartment	3 Bedroom/1 Bath
3 rd Floor Apartment	2 Bedroom/1 Bath
PIN	17-06-204-011-0000
Property Taxes	\$15,114.70/Year (Based on 2016)
Property Insurance	\$5,760/Year
Water	\$160 +/- /Quarter
Asking Price	\$1,400,000 (Business with Real Estate)
Building Type	Mixed Use
Size*	3,985 SF Building on 2,400 SF Lot Based on city of Chicago property tax portal.
Parking	Two Parking Spaces in Rear of Building
Zoning	C1-2
Ward & Alderman	Ward 2, Brian Hopkins
Cross Streets	West North Avenue and North Marshfield Avenue
Nearby Businesses	Orange Theory Fitness, Infiniteus Rocks and Juice, Louie's Pub, Hollywood Grill
Property Description	Three-Story Mixed-Use Building with Tavern and Two apartments

Description	Mixed-use building and tavern for sale. Business may be purchased separately. This investment property and business is located on a high traffic avenue between the busy intersection at Damen, Milwaukee and North and the Kennedy Expressway.
Is the business currently operating?	Yes , do not disturb employees or management. All showings must be accompanied by agent before operating hours.
Location Description	Wicker Park Located within the West Town community are boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses that thrive amid this dense neighborhood. In the last decade business activity has increased, with many national retail and restaurants 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.