

Logan Square - Chicago BELOW MARKET LEASE FOR FULLY TURN-KEY RESTAURANT/BAR



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
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3213 W. Armitage Ave. Chicago, IL 60647



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.

Sink | Swim - 3213 W. Armitage Ave. Chicago, IL 60647

Size (Approx.)	3,750 SF
Rental Rate	\$5,058.75 per Month (Net)
Price	\$279,900 (Business) Price Reduced!

For additional information or to schedule a showing contact:

Brian Laskov	Daniel Rubinow
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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

Nearby Businesses

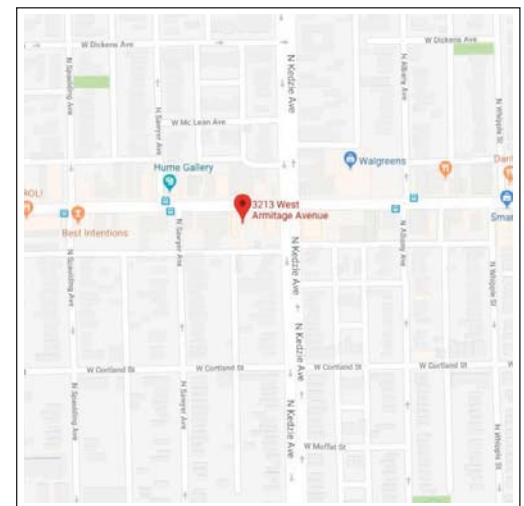
<i>Giant</i>	<i>Parson's</i>
<i>Scofflaw</i>	<i>Ground Control</i>
<i>Moonlighter</i>	<i>Best Intentions</i>
<i>La Bomba</i>	<i>Osteria Langhe</i>

Description

BELOW MARKET LEASE for FULLY TURN-KEY impeccably designed Restaurant/Bar in hot Logan Square "Restaurant Row". High ceilings, painted exposed brick walls with open, bright and clean layout and an extensive bar. Adjacent to award-winning restaurants GIANT, Scofflaw, Moonlighter and Parson's Chicken.

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 Armitage & Kedzie



LISTING INFO

Agents	Brian Laskov / Daniel Rubinow
Transaction Type	Business Sale
Type of Property	Restaurant located in mixed-use 2-story building
Real Estate included in price?	No (but ask the agent about RE)
Property Data	
Property Name	Sink Swim
Address	3213 W. Armitage
City, Zip Code	Chicago, IL 60647
Area	Logan Sq.
County	Cook
Sale Price	\$279,900 (Business) Price Reduced!
Rental Rate	\$5,058.75 per Month
Lease Type	Net
Lease Term	12/31/24
Yearly Adjustment	2%
CAP Rate	See agent
CAM & Insurance	½ of building insurance
Security Deposit	\$10,000
Taxes	½ of property tax
Building Type and Year Built	2 story mixed use
# of Seats	See agent
Stories	See agent
Size	3,750 SF
Parking	Street
Zoning	See agent
Licenses	Retail Food and Incidental Liquor License
A/C & Heat	See agent
Electric (amps)	See agent
Type of Roof & Age	See agent
Type of Basement	Partial
Ceiling Heights	High
Ward	26
Alderman	Roberto Maldonado (773)395-0143
Nearby Businesses	Giant, Scofflaw, Moonlighter, La Bomba, Parson's Chicken, Ground Control, Best Intentions, Damn Fine Coffee Bar, Osteria Langhe, Dos Urban Cantina, Middle Brow Beer
Property Description	BELOW MARKET LEASE for FULLY TURN-KEY impeccably designed Restaurant/Bar in hot Logan Square "Restaurant Row". High ceilings, painted exposed brick walls with open, bright and clean layout and an extensive bar. Adjacent to award-winning restaurants GIANT, Scofflaw, Moonlighter and Parson's Chicken.
Cross Streets	Armitage and Kedzie

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LISTING INFO

Business Data	
Is the business currently operating?	No
Business Description	Seafood
Year Established	2015
Years of Operation	3 years
No. of Employees	22
Approx. Annual Gross Sales	\$1,007,000.00
FF&E included in price?	Yes