

# Edgewater - Chicago

## POPULAR CRAFT BREW PUB WITH TAVERN LIQUOR LICENSE



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
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6334 N. Clark St. Chicago, IL



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



### Edgewater

Edgewater is a lakefront community area on the North Side of the city of Chicago. Bounded by Foster Avenue on the south, Devon Avenue on the north, Ravenswood Avenue on the west, and Lake Michigan on the east, Edgewater boasts many beaches that residents enjoy for the better part of the year. Chicago's largest park, Lincoln Park, stretches south from Edgewater for seven miles along the waterfront, almost to downtown.

### Norse Bar - 6334 N. Clark St. Chicago, IL

Size (Approx.)	1,500 SF
Licenses	Tavern Liquor License
Rental Rate	\$3,000 per Month (Gross)
Price	\$54,900 (Business) <b>PRICE REDUCED!</b>

For additional information or to schedule a showing contact:

Adam Salamon

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	38,129	198,664	383,468
2015 Female Population	35,826	194,243	384,657
2015 Total Population	73,955	392,907	768,125
2015 Total Households	37,877	177,223	335,085
Housing			
2015 Total Housing Units	42,456	196,524	368,289
Income			
2015 Median Household Income	\$43,811	\$53,222	\$57,024
2015 Per Capita Income	\$36,183	\$36,912	\$38,867
2015 Average Household Income	\$66,824	\$79,202	\$86,541

### Note

Sauce & Bread Kitchen  
Cozy Corner Restaurant & Pancake House  
Hello Sushi  
Jackhammer

### Description

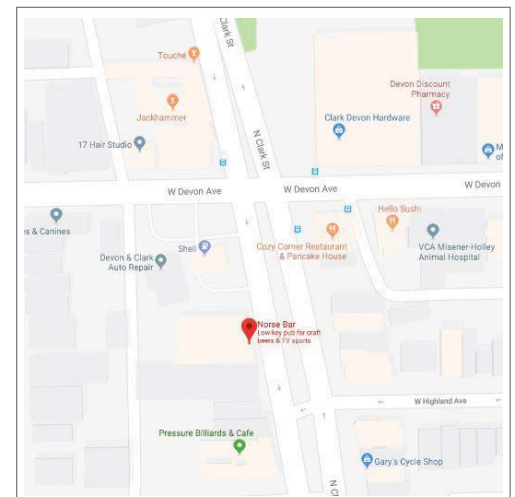
Popular craft brew pub available in the heart of Edgewater. Newer fixtures, plumbing and complete FF&E package included. Turn-key operation includes a tavern liquor license. Below market lease!

*Operating business. Do not disturb employees or management.*

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. A109 6-17-2013

### Map

Clark St. & Highland Ave.



## LISTING INFO

Agent	Adam Salamon
Transaction Type	Business Only for Sale with Lease Assignment
Type of Property	Bar
<b>Property Data</b>	
Business Name	The Norse Bar
Address	6334 N. Clark St.
City, Zip Code	Chicago, 60660
Area	Edgewater
County	Cook
Sale Price	\$54,900.00 (Business) <b>PRICE REDUCED!</b>
Rental Rate	\$3,000.00/Month (\$24/SF)
Lease Type	Gross Lease
Lease Term	Initial Term of 3 or 5 Years
Options	One 3 or 5 Year Option
Yearly Adjustment	3% Annually
CAM & Insurance	\$50.00/Month (Water Bill)
Security Deposit	TBD
Building Type	Brick
# of Seats	67
Stories	Two
Size	Approx. 1,500 SF
Parking	Street
Zoning	C1-2
Licenses	Tavern Liquor License
A/C & Heat	Central HVAC
Electric (amps)	See Agent
Ceiling Heights	10'
Ward	40 <sup>th</sup>
Alderman – Name and Phone Number	Patrick O'Conner 773-769-1140
Nearby Businesses	Co-Op Sauce, Cozy Corner Restaurant & Pancake House, Hello Sushi, Jackhammer
Cross Streets	Clark St. & Highland Ave.
<b>Business Data</b>	
Is the business currently operating?	Yes. <b>Operating business. Do not disturb employees or management.</b>
Business Description	Popular craft brew pub available in the heart of Edgewater. Newer fixtures, plumbing and complete FF&E package included. Turn-key operation includes a tavern liquor license. Below market lease!
Year Established	2009
Years of Operation	9 Years
No. of Employees	Two to Three
Hours of Operation	5pm to 2am Sun.-Fri. & 5pm to 3am Sat.
Approx. Annual Gross Sales	\$200,000.00

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**LISTING INFO**

FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes