

Agent	Jarrett Fradin
Transaction Type	Asset/Business Sale with Licenses, Lease, FF&E. Opportunity to Purchase Real Estate as well.
Building Type	2 Story Building Mixed Use- Brick
Sale or Lease	Asset Sale with New Lease
Real Estate included in price?	Available with Purchase of Business and Licenses.
<b>Business Data</b>	
Business/Lease Sale Price	<b>\$154,900</b> for Licenses, Assets, FF&E and Business.
Business Description	Beautifully built-out restaurant space in Portage Park. Large bar area for seating as well as main dining room. Private dining area for up to 10 people. Expansive outdoor patio with seating for 40 Plus.
Rental Rate	\$27.80 PF on +/- 1,625 SF
Lease Type	Net
Tax	\$3,500 Annual
Yearly Adjustment	3% Annual
Interior Size	+/- 1,625 SF
Outdoor Patio	+/- 1,250 SF (\$27 PSF X 4 Months)
Licenses	Incidental Liquor, Outdoor Patio, Retail Food
Lease	New Lease
Security Deposit	Two Months at Lease Execution
Years of Operation	9 Years with Current Ownership, 4 Years as concept
No. of Employees	4- 7 Seasonal
Hours of Operation	Mon - Sun
Reason for selling	Concentrate on other 2 Restaurants
Inventory	Negotiable
FF&E Included	Yes
Will seller provide training	Yes
Year Established	2015
Stories	2 Story Building- separate Garage with walk-in
Land Size	Total 3,421 SF
Parking	Ample Street
Zoning	B3-1
A/C & Heat	Ample
Electric (amps)	Ample
Type of Basement	None
Ward	38th
Alderman	Nicholas Sposato
Nearby Businesses	BRGR Belly Ninja Sushi and Thai Taqueria Amigo Chino PUB OK XSport Fitness
Cross Streets	Irving and Dakin

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

<b>Real Estate Property Data</b>	
Real Estate Sales Price	<b>Please Call For Pricing</b>
Address	3938 N. Central Ave
City, Zip Code	Chicago, IL 60634
Area	Portage Park
County	Cook
Land SF	+/- 3,477 SF
Retail SF	+/- 1,625 SF
Residential	+/- 1,135 SF
Building SF	+/- 2,760 SF
PIN	13-20-203-041-0000
Tax	\$6,150 (Full Building Including Residential)
Residential Make Up	2 Bedrooms, 1+ Bath, Sundeck for Resident.
Neighborhood Description	<p>Portage Park is bordered by the community areas of Jefferson Park and Forest Glen to the north, Dunning and the suburb of Harwood Heights to the west, Irving Park to the east, and Belmont-Cragin to the south. A 36-acre namesake park at Irving Park Road and Central Avenue anchors this Northwest Side residential neighborhood. Besides the park you will find celebrated bakeries, flower shops and clothing boutiques in three shopping districts, including a bustling European inspired retail corridor at Six Corners. The Six Corners intersection of Irving Park/Milwaukee/Cicero is the site of a historic shopping district dating back to the 1840s. It later became one of Chicago's busiest off-Loop retail areas in the 1940s and '50s. The recently reopened Portage Theater shows classic films in a 1920s era Art Deco building. Portage Park is accessible via mass transit via the Blue Line.</p>

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