

LISTING INFO

Agent	Jarrett Fradin
Transaction Type	Real Estate and Business Sale with an opportunity to purchase expansion Licenses (PPA) Lease, and FFE at 2831 N Broadway of 4,000 SF (see separate additional Marketing Packet). Operating business. Do not disturb employees or management.
Building Type	Mixed Use 3 Story Brick Building
Sale or Lease	Real Estate Sale- With Business
Real Estate included in price?	Yes.
2827 N Broadway Real Estate Property Data	
Real Estate Sales Price	\$2,170,000 (\$364 PSF)
BUSINESS PRICE	\$175,000 for Licenses, Assets, FFE.
Address	2827 N Broadway St.
City, Zip Code	Chicago, IL 60657
Area	East Lakeview/ Lincoln Park
County	Cook
Building SF	+/- 5,960
Retail SF	+/- 2,360 SF
Residential	+/- 3,600 SF (3 Bedroom, 3 Bath Duplex with Private elevator + 3 Private Outdoor Patios)
Lot SF	+/- 2,450
PIN	14-28-121-002-0000
Basement	Full
HVAC	Residential has (2) 4 Ton Units, Restaurant (1) 15 Ton Unit Central Air
2017 Real Estate Taxes	\$18,000.00 Annual (Split with Restaurant)
2018 Shared Com Ed	\$21,458.83 (Split with Restaurant/Bar)
2018 Shared Peoples Gas	\$6,276.00 (Split with Restaurant/Bar)
Repairs and Maintenance	\$3,000.00 Annual
Management	\$5,146.00 Annual
Building Total Expenses	\$31,346.00 Annual
Roof	Tar and Gravel
HVAC	Central
Residential Income	12 Month Air BNB at \$61,800.
Zone	B3-2
Ward	44th
Alderman	Tom Tunney
Residential Make Up	
Description	Extremely spacious and sunny 2 story duplex (with elevator), 3 Bedroom, 3 Bathroom Unit. King master suite with jetted tub/shower and 2 queen bedrooms with full en-suite bathrooms. Several Larger walk in closets located in each room. Includes 3 Outdoor Decks, Fireplace's (inside and on deck). Full gourmet

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

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	kitchen with wine fridge and hard wood Cherry Pine flooring. Granite and Marble bathroom and kitchen finishes. Expansive living room with floor to ceiling windows opening onto a front patio.
Nearby Businesses	Walgreens, Starbuck's, Stan's Donuts, CD One Dry Cleaning, Blue Mercury.
Cross Streets	Diversey and Surf
2827 N Broadway (Retail) Business Data	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Size	+/-2,360 SF
Licenses	Incidental Liquor, Retail Food, Side walk Café, PPA
Occupancy	Under 99 at 2827, 250 Combined With Expansion at 2831 N Broadway (PPA of 4,000 SF on 2 Floors).
Business Description	Renaldi's has been operating since 1973, in the same location with the same owner. Renaldi's Pizza Pub is a popular neighborhood restaurant featuring wholesome, home-cooked meals, using old world Italian recipes. Renaldi's prides itself with a health conscious menu to satisfy their customer's nutritional needs, as well as their appetite.
Financials	2014-2018 (\$1,150,000- \$1,500,000 Gross Sales)
Year Established	1973
Years of Operation	45 Years
No. of Employees	4- 7 Seasonal
Hours of Operation	Mon - Sun
Reason for selling	Retire
FF&E Included	Yes
Inventory	Negotiable
Will seller provide training	Yes