

**DATA SHEET – THE DIAG & 404 WINE BAR**

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Transaction Type	Business Sale and Lease Assignment
Note	Real Estate Also Available. Please inquire with agents.
Property Type	Restaurant and Bar
Property Name	The Diag & 404 Wine Bar
Address	2852-56 N. Southport Ave.
City, Zip	Chicago, IL 606157
Area	Lakeview
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$299,000 (Business Sale)
Rental Rate	\$34.73/S.F.
Lease Type	NNN
Taxes	\$7.28/S.F. (Based on 2017 Tax Year)
CAM	\$1.85/S.F. (Approx.)
Pro-Rata Share	33.3%
Yearly Adjustments	3%
Size (Business)	6,500 S.F. +/- (Interior) + Outdoor Private Patio
Stories	Single
Zoning	B1-2
Licenses	Incidental Liquor, Retail Food, Beer Garden
Ward & Alderman	Ward 32 – Scott Waguespack
Nearby Business	Sal's Trattoria, Que Rico Mexican, Golden Apple Grill & Breakfast House, Heritage Coffee, Las Tablas, Entente, Starbucks, Left Coast, Elbo Room
Property Description	Restaurants & Bars in Interconnected Mixed Use Buildings
Business Description	Operate your multi-use concept with these two adjacent businesses for sale. This sports bar/restaurant and wine bar operated in the tree-lined Southport corridor of the Lakeview neighborhood for over ten years. The corner location, with its unique architecture, large sidewalk café and private rear outdoor beer garden allows for a grand marketing presence and high occupancy.
Location Description	Lakeview Lakeview is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown

	community area is to Lakeview's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lakeview is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.	
Cross Streets	Southport Ave. and George St.	
Is the business currently operating?	<b>Yes</b> , please do not disturb employees or management. All showings must be accompanied by agent during non-operating hours.	
Established	2008	
Gross Sales	\$2.285-\$2.427M/Annual	
Operating Hours	Diag	
	Monday-Thursday	5PM – 2AM
	Friday	4PM – 2AM
	Saturday	10AM – 3AM
	Sunday	10AM – 2AM
	404 Wine Bar	
	Monday- Wednesday	5PM – 11PM
	Thursday – Friday	5PM – 12AM
	Sunday	5PM – 10PM