

## DATA SHEET – THE IRISH OAK

Listing Agent/s	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 19 Georg Simos georg@kudangroup.com 312.575.0480 ext. 21
TransactionType	Business Sale and Lease Assignment
Listing Note	<b>All showings must be accompanied by a listing broker during off operating hours. Please do not approach or disturb employees or management.</b>
PropertyType	Restaurant and Bar
Property Name	The Irish Oak
Address	3511 N Clark St
City, Zip	Chicago, IL 60657
Area	Wrigleyville
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$649,000 (Business)
Rental Rate	\$11,964/mo. (Does not include sign + apartment rent).
Lease Type	Triple Net (NNN)
Taxes	\$58,900 Annually (2017)
CAM, Insurance	\$30,274 Annually (2017)
Yearly Adjustments	2% Annual Increases
Options	Two 5-Year Options
Size (Business)	2,760 S.F.+/- (Ground Floor) + 1,628 S.F. +/- (Basement)
Basement	Partial Finished
Stories	Two
Building Type	Mixed Use
Zoning	B3-2
Licenses	Incidental Liquor, PPA, Retail Food
Ward & Alderman	Ward 44 – Tom Tunney
Nearby Business	Old Crow Smokehouse, Shake Shack, Moe's Cantina, The Cubby Bear, Sluggers Sports Bar, HVAC Pub, Nola Pub, John Barleycorn, Deuces and Diamonds, Merkle's Bar and Grill
Property Description	Restaurant/Bar on ground floor with 4 bed/2 bath apartment upstairs. Renovated in 2012. Small, efficient kitchen.
Business Description	Rustic sports pub-style space with exposed wooden rafters and brick walls. Large dining room, 2 bars, and raised platform stage for live music. Wide frontage with excellent visibility in popular, high traffic area of Clark Street.
Additional Income	Income from sign= \$1,560/mo. with 2% annual increase Income from apartment = \$2,995/mo.
Location Description	Wrigleyville Wrigleyville is one of the 77 community areas of Chicago located in the city's North Side, and a sub-neighborhood of the

	<p>Lakeview area. It stretches from W Addison Street in the South to as far north as West Irving Park Road. N Ashland Avenue to the West and N Halsted St to the East make up its unofficial latitudinal borders. 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. Wrigley Field is at the heart of the neighborhood at Addison and Sheffield, where there is a Red Line stop.</p>										
Cross Streets	N Clark St / W Addison 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.										
Operating Hours	<table border="1"> <tr> <td data-bbox="527 625 987 661">Monday</td> <td data-bbox="987 625 1446 661">Closed</td> </tr> <tr> <td data-bbox="527 661 987 697">Tuesday-Friday</td> <td data-bbox="987 661 1446 697">5PM – 2AM</td> </tr> <tr> <td data-bbox="527 697 987 732">Saturday</td> <td data-bbox="987 697 1446 732">11AM – 3AM</td> </tr> <tr> <td data-bbox="527 732 987 768">Saturday</td> <td data-bbox="987 732 1446 768">12PM - 2AM</td> </tr> <tr> <td data-bbox="527 768 987 804">Sunday</td> <td data-bbox="987 768 1446 804">12PM – 2AM</td> </tr> </table>	Monday	Closed	Tuesday-Friday	5PM – 2AM	Saturday	11AM – 3AM	Saturday	12PM - 2AM	Sunday	12PM – 2AM
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