

Lakeview- Chicago TWO ADJACENT ESTABLISHED BUSINESSES FOR SALE



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com



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 Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

Diag & 404 Wine Bar - 2852-56 N. Southport Ave. Chicago, IL

Size (Approx.)	6,500 S.F. +/- (Interior) + Outdoor Private Patio
Rental Rate	\$34.73/S.F. Triple Net
Licenses	Incidental Liquor and Beer Garden
Asking Price	\$299,000 (Business)
Real Estate Available. Inquire with Agent.	

For additional information or to schedule a showing contact:

Georg Simos
312.575.0480 Ext. 21
georg@kudangroup.com

Juan Carlos Gomez
312.575.0480 Ext. 19
juancarlos@kudangroup.com

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	48,150	208,455	495,472
2015 Female Population	48,634	211,723	497,701
2015 Total Population	96,784	420,178	993,173
2013 Daytime Population			

Income

Median Household Income	\$68,156	\$66,398	\$58,889
Avg. Household Income	\$102,382	\$99,778	\$89,987
Per Capita Income	\$59,478	\$52,286	\$41,829

Nearby Businesses

Sal's Trattoria
Que Rico Mexican
Golden Apple Grill & Breakfast House
Heritage Coffee
Las Tablas
Entente

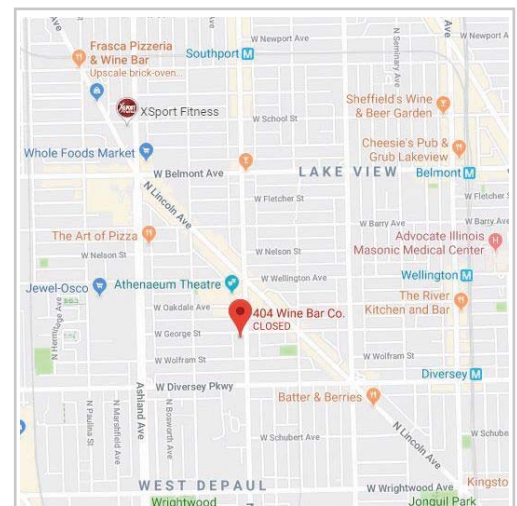
Description

Operate your multi-use concept with these two adjacent businesses for sale. Corner location in Southport Corridor of Lakeview. Sports bar/ restaurant and wine bar established for over 10 years. Includes large sidewalk café and private rear outdoor beer garden, allowing for a grand marketing presence and high occupancy.

Business and Licenses for Sale. Real Estate Also Available. Inquire with Agent.

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. A126 09-01-2015

Map Southport Ave. & George St.



DATA SHEET – THE DIAG & 404 WINE BAR

Listing Agent/s	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 19 Georg Simos georg@kudangroup.com 312.575.0480 ext. 21
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
BUSINESS INFORMATION	
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?	Yes , 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