

East Lakeview - Chicago

FULLY EQUIPPED TWO-STORY BAR WITH BLACK IRON



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



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



East Lakeview

The Lakeview East neighborhood is one of a number of trendy neighborhoods within Chicago's Lakeview community. Though its north (Irving Park), south (Diversey) and east (the lake) borders coincide with those of greater Lakeview, Lakeview East's west border traditionally has ended at Halsted. Because of that, the neighborhood has a far denser characteristic than the community overall. This is evidenced in the plethora of high-rise and mid-rise apartment and condominium buildings mixed in with turn-of-the-century architecture and mid-twentieth century courtyard buildings - giving Lakeview East a profile distinctive from the neighborhoods to the immediate west. Located near the Belmont Harbor, you will find yourself within walking distance of lakefront parks, trendy boutiques, a wealth of restaurants and spectacular nightlife. Experience over 30 unique local theaters or watch the World Champions Chicago Cubs at Wrigley Field. Lakeview East is a culturally diverse Chicago neighborhood including Wrigleyville .

Renaldi's After Dark - 2831 N. Broadway St. Chicago, IL 60657

Size (Approx.) 4,000 SF Total (2,000 SF Each Floor)

Rental Rate \$4,776.21 per Month (Net)

Price \$175,000 (Business & Assets)

For additional information or to schedule a showing contact:

Jarrett Fradin

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	45,238	204,397	485,213
2015 Female Population	45,980	208,502	489,254
2015 Total Population	91,218	412,899	974,467
2015 Total Households	52,805	211,775	439,027
Income			
2015 Median Household Income	\$66,720	\$66,843	\$58,799
2015 Per Capita Income	\$51,748	\$46,234	\$36,476
2015 Average Household Income	\$88,678	\$87,989	\$78,763

Nearby Businesses

Walgreens
TJ Maxx
Blue Mercury
Starbucks

Description

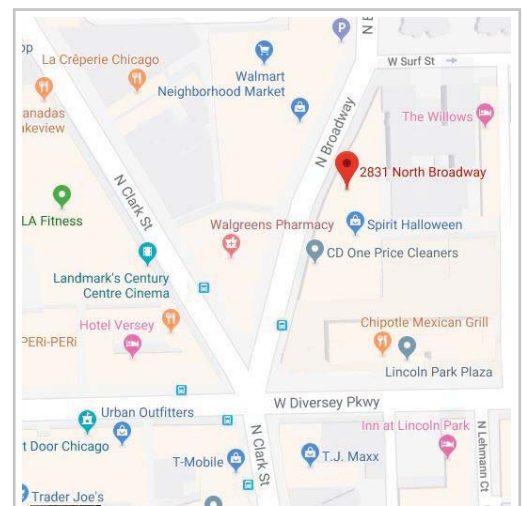
Fully-equipped two-story bar with black iron in dense commercial area of East Lakeview. On Broadway at the well-trafficked intersection of Diversey, Clark & Broadway. Second floor has an additional bar, stage, DJ Room, bathroom and green room for talent.

New Licenses to Be Applied For Unless Purchasing Neighboring Real Estate & Business Renaldi's. See Agent for Details.

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. 621 1-11-2012

Map

Diversey, Clark, Broadway



LISTING INFO

Agent	Jarrett Fradin
Transaction Type	Lease Assignment with Business Sale - 2831 N Broadway Street Licenses and Lease Can Be Combined with Real Estate Purchase of 2827 N. Broadway - or - New Licenses Can Be Acquired. . Operating business. Do not disturb employees or management. All Operating FFE to stay at space.
Type of Property	2 Story Bar With Black Iron PPA/ Incidental Liquor & Outdoor Cafe Licenses
Real Estate included	NO
2831 N Broadway St. Property Data	
Property Name	Renaldi's After Dark
Address	2831 N Broadway St
City, Zip Code	Chicago, IL 60657
Area	East Lakeview/ Lincoln Park
County	Cook
Sale Price	\$175,000.00 for Business
Rental Rate	\$ 4,776.21 per Month
Size	4,000 SF (2,000 SF on Each Floor)
Lease Term	2 +Years, LL will Write New Lease or Extend Options
Yearly Adjustment	3%
Lease Type	Net
Insurance	\$169.49 Monthly
Taxes	\$1,397.54 Monthly
Security Deposit	2 Months Rent
Licenses	Expansion Licenses at this location include PPA, Incidental Liquor and Sidewalk Café. Can be Acquired through Expansion of Use with 2827 Broadway or New Application
Stories	2
Black Iron	Yes, Existing Run, Hood To Be Installed
Parking	Street
Zoning	B3-2
Occupancy	150
A/C & Heat	Central Air
Electric (amps)	Contact agent.
Type of Basement	No
Ward	44 th
Alderman	Tom Tunney (773) 525-6034
Nearby Businesses	Walgreen's, TJ Maxx, Blue Mercury, Starbuck's, Stan's Donuts, CD One Dry Cleaning
Cross Streets	On Broadway, in between Surf St & Diversey Pkwy
Business Data	
Is the business currently	Yes. Operating business. Do not disturb employees or

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LISTING INFO

operating?	management.
Business Description	Fully Operating Bar with PPA. Second Floor has an additional Bar, Stage, DJ Room, Bathroom and Green Room for Talent.
Year Established	2013
Years of Operation	5
No. of Employees	3
Hours of Operation	Thurs - Sun
Reason for selling	Retirement
Approx. Annual Gross Sales	Contact Agent
FF&E included in price?	All Equipment To Stay
Inventory included in price?	Negotiable
Will seller provide training?	Yes

ADDITIONAL PHOTOS

