



Irish Oak

Business Opportunity
3511 N. Oak St. Chicago, IL
Wrigleyville



Irish Oak

Irish Oak is a rustic sports pub/style space with a prime location on Clark St. in Wrigleyville. The restaurant sits on the ground floor with a partial basement. It features a large dining room, 2 bars and raised platform for live music. A 4-bedroom/2-bathroom apartment upstairs and outdoor sign generate additional income for this business. Take advantage of the wide frontage with excellent visibility in a high traffic area.



Info on Business

Size

2,760 SF Ground Floor
1,628 SF Basement

Rental Rate

\$11,964/Month (Does not include sign + apartment rent)

TAXES

\$58,900 (2017)

CAM & INSURANCE

\$30,274 (2017)

Additional Income from Sign

\$1,560/Month with 2% Annual Increase

Additional Income from Apartment

\$2,995/Month

WRIGLEYVILLE

Highlights

Wrigleyville is a tourist hub that swells with activity during Chicago Cubs home games. Wrigley Field sees 3+ million baseball fans per year. The neighborhood is densely packed with lively sports bars, cool pubs and baseball themed gift shops.

Demographics

Total population: 7,490

Median hh income: \$94,864

Attractions

Wrigley Field, the nation's second oldest baseball stadium home to the beloved Chicago Cubs.

Iconic Metro concert hall

Hotel Zachary

Wheelhouse Hotel

Bars along Clark, Addison, Sheffield

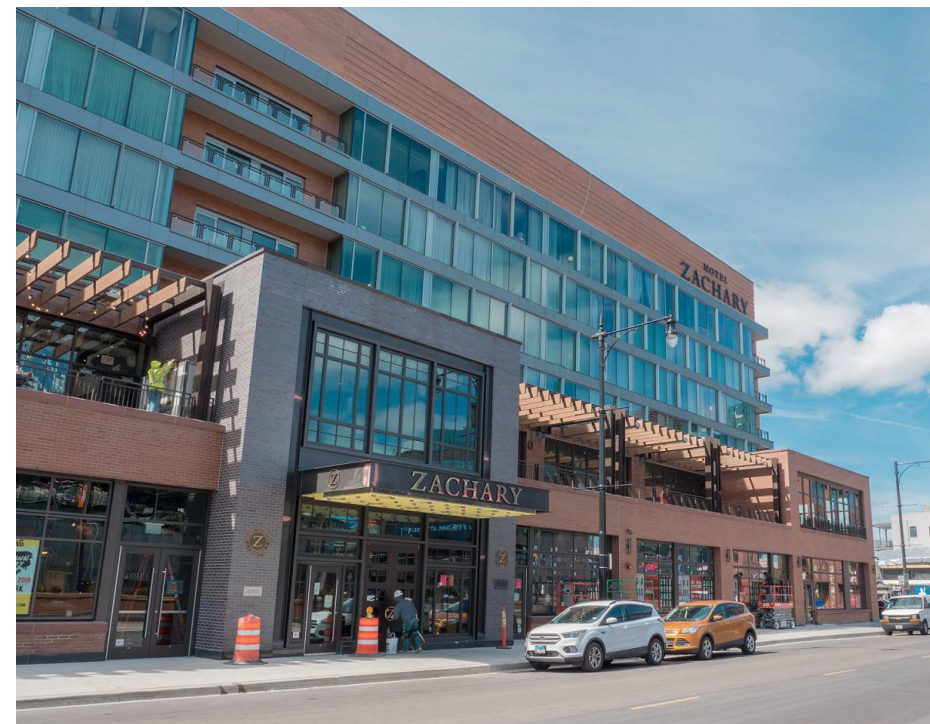
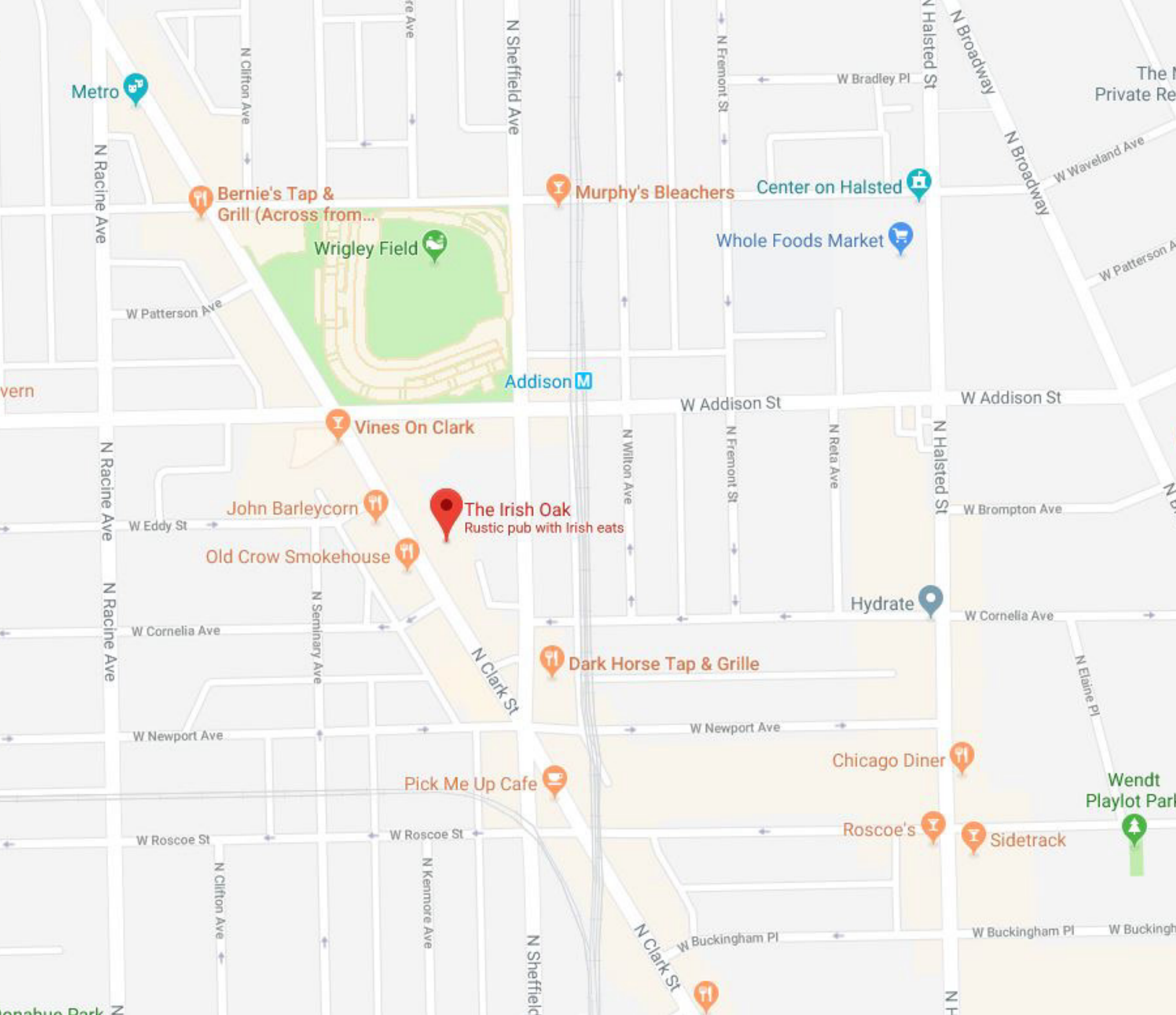


Image Credits: Google Images



Location

Address

3511 N Clark St
Chicago, IL 60657

Nearby Businesses

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 & Grill

THE
Irish
Oak

HOME of the FIGHTING IRISH

KG | Kudan Group

COMMERCIAL REAL ESTATE
RETAIL-HOSPITALITY INVESTMENT

Juan Carlos Gomez
juancarlos@kudangroup.com
312.575.097 ex 19

Georg Simos
georg@kudangroup.com
312.575.0480 ex 21



KG | Kudan Group
COMMERCIAL REAL ESTATE
RETAIL HOSPITALITY INVESTMENT

Juan Carlos Gomez
juancarlos@kudangroup.com
312.575.097 ex 19

Georg Simos
georg@kudangroup.com
312.575.0480 ex 21



KG | Kudan Group
COMMERCIAL REAL ESTATE
RETAIL HOSPITALITY INVESTMENT

Juan Carlos Gomez
juancarlos@kudangroup.com
312.575.097 ex 19

Georg Simos
georg@kudangroup.com
312.575.0480 ex 21

Tipperary
Heritage of Ireland



1984
V.F.I.

KG | Kudan Group

COMMERCIAL REAL ESTATE
RETAIL HOSPITALITY INVESTMENT

Juan Carlos Gomez
juancarlos@kudangroup.com
312.575.097 ex 19

Georg Simos
georg@kudangroup.com
312.575.0480 ex 21



KG | Kudan Group

COMMERCIAL REAL ESTATE
RETAIL HOSPITALITY INVESTMENT

Juan Carlos Gomez
juancarlos@kudangroup.com
312.575.097 ex 19

G...
ge...
312...





Contact

Juan Carlos Gomez
312.575.0480 ex 19
juancarlos@kudangroup.com

Georg Simos
312.575.0480 ex 21
georg@kudangroup.com