

Lakeview - Chicago

TURN-KEY BAR/GRILL WITH MANY RECENT UPGRADES FOR SALE

3032 N. Lincoln Ave. - Land on Lincoln



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	38,257	252,011	538,426
2015 Female Population	37,410	253,159	542,522
2015 Total Population	75,667	505,170	1,080,948
2015 Total Households	35,192	243,338	476,869
Housing			
2015 Total Housing Units	37,504	268,023	501,688
Income			
2015 Median Household Income	\$91,038	\$64,097	\$57,646
2015 Per Capita Income	\$61,668	\$47,390	\$39,884
2015 Average Household Income	\$127,724	\$96,545	\$88,124

Nearby Businesses

Lincoln Tap Room
Jimmy John's
Starbucks
Wrightwood Furniture Room

Description

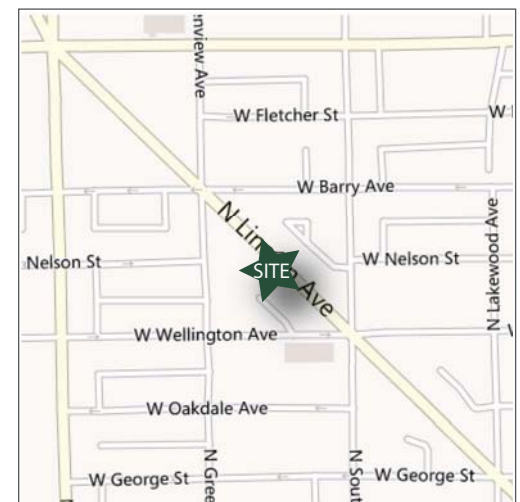
Great turn-key bar/grill in dense commercial and residential Lincoln-Belmont-Ashland district. Low overhead makes this perfect for Owner/Operator. Upscale furnishings, built-out kitchen and over \$25K in recent remodeling. All FF&E, Tavern License and Retail Food License included. Get your sidewalk permit and be open by summer.

Operating business. Do not disturb employees or management.

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. 10-17-2013 A111

Map

On North Lincoln Ave. between Wellington & Barry Ave.



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



Lakeview

Lakeview is bordered by West Diversey Pkwy. on the south, West Irving Park Rd. on the north, North Ravenswood Ave. on the west, and the shore of Lake Michigan on the east. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques. Lakeview encompasses two popular districts: Wrigleyville, home of Wrigley Field & the Chicago Cubs; and Boystown, one of the nation's largest and most vibrant LGBT communities.

Land on Lincoln - 3032 N. Lincoln Ave. Chicago, IL 60657

Size	1,400 S.F. (Approx.)
Licenses	Retail Food & Tavern Licenses Included Sidewalk Cafe Permit to Be Applied For
Rental Rate	\$3,502 per Month (Modified Gross)
Price	\$129,000 (Business Sale)

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 Ext. 16

Adam@kudangroup.com

LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Business Sale
Type of Property	Restaurant in a Mixed Use Building
Sale or Lease	Lease of Restaurant
Property Data	
Business Name	The Land On Lincoln
Address	3032 N. Lincoln Ave.
City, Zip Code	Chicago, 60657
Area	Lakeview
County	Cook
Sale Price	\$129,000.00 (Business)
Rental Rate	\$3,502.00/Month
Lease Type	Modified Gross
Lease Term	Three Years
Lease Options	One (1) Five-Year Option
Yearly Adjustment	3% Annually
Security Deposit	\$5,000.00
Taxes	Tenant is responsible for 50% of the tax increases annually
# of Seats	65
Stories	Business - 1, Building - 3
Size	Approx. 1,400 SF
Parking	One space
Zoning	B1-2
Licenses	Retail Food & Tavern Licenses included. Sidewalk Cafe Permit to be applied for.
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Ceiling Heights	10'
Ward	32nd
Alderman – Name and Phone Number	Scott Waguespack 773-248-1330
Nearby Businesses	Lincoln Tap Room, Jimmy John's, Starbucks, Peerless Rugs, Wrightwood Furniture, S & G Restaurant
Business Data	
Is the business currently operating?	Yes. Operating Business. Do not disturb employees or management.
Business Name	The Land On Lincoln
Business Description	Great turn-key bar/grill in dense commercial and residential Lincoln-Belmont-Ashland district. Low overhead makes this perfect for Owner/Operator. Upscale furnishings, built-out kitchen and over \$25K in recent remodeling. All FF&E, Tavern License and Retail Food license included. Get your sidewalk cafe permit and be open by summer.

LISTING INFO

Year Established	2016
Years of Operation	Three
No. of Employees	3-4
Hours of Operation	4pm-11pm Mon.-Wed., 4pm-2am Thurs.-Fri., 11am-3am Sat., 11am-2am Sun.
Approx. Annual Gross Sales	\$100,000.00
FF&E included in price?	Yes
Will seller provide training?	Yes