

# Irving Park- Chicago FULLY EQUIPPED CORNER NEIGHBORHOOD TAVERN

4342 N. Elston Ave. Chicago, IL 60641



## Irving Park

Irving Park is one of 77 officially designated Chicago community areas located on Northwest Side. It is bounded by Chicago River on the east, Milwaukee Road on the west, Addison Street on the south and Motnrose Avenue on the north, west of Pulaski Road stretching to encompass the region between Belmont Avenue on the south and roughly Leland Avenue on the north. The CTA Blue Line runs through this neighborhood. Irving Park boasts an array of dive bars and coffee shops, as well as plenty of parks.

Black Tooth's Sports Bar & Lounge - 4342 N. Elston Ave. Chicago, IL

Size (Approx.)	1,000 SF
Licenses	Tavern & Retail Food
Rental Rate	\$1,800 per Month (Gross)
Price	\$99,000 (Business)

For additional information or to schedule a showing contact:

Georg Simos

312.575.0480 Ext. 21

Georg@kudangroup.com



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

## Demographics

	Total
Total Population	55,417
Total Households	20,428
Average Household Size	2.7
Median Household Income	\$55,953

## Nearby Businesses

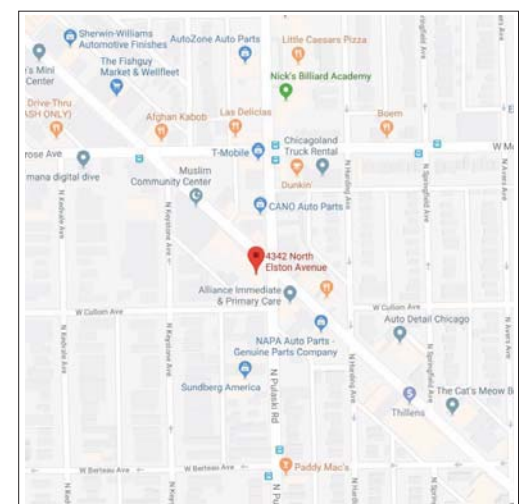
Kasbah  
Zebda  
Elston Grocery  
Tassili

## Business Description

Corner neighborhood tavern in Irving Park. Cozy space with pool table and plenty of HDTVs to watch sports games, as well as a large basement. Seats 30. Tavern & Retail Food Licenses, inventory and all FF&E included. Possibility to expand into next door retail space.

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. 653 04-18-14

## Map



## LISTING INFO

Agent	Georg Simos
Transaction Type	Business Only
Type of Property	Tavern
Sale or Lease	Lease
<b>Property Data</b>	
Property Name	Black Tooth's Sports Bar & Lounge
Address	4342 N. Elston Ave.
City, Zip Code	Chicago, IL 60641
Area	Irving Park
County	Cook
Sale Price	\$99,000.00 (Business Only)
Rental Rate	\$1,800 per Month
Lease Type	Gross
Lease Term	Three Years remaining, with 2 Five Year options.
Security Deposit	Two Month's
Building Type and Year Built	Mixed Use
# of Seats	30
Stories	3
Size	+/- 1,000 SF
Parking	Street
Licenses	Tavern, Retail Food
Basement	Yes, there is an existing basement.
Ceiling Heights	10 ft
Ward	39th Ward
Alderman	Margaret Laurino 773.736.5594
Nearby Businesses	Kasbah, Zebda, Elston Grocery, Tassili, Northside Grill, Fredrick Stained Glass
Cross Streets	Pulaski and Elston
<b>Business Data</b>	
Business Name	Black Tooth's Sports Bar
Business Description	Corner neighborhood tavern in Irving Park. Cozy space with pool table and plenty of TVs to watch sports games, as well as a large basement. Tavern & Retail Food Licenses, inventory and all FF&E included. Possibility to expand into next door retail space.
Year Established	2014 (3 Years of Operation)
Reason for selling	Career Change
FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes
Growth/Expansion possibilities	Active management, better offerings, specials, happy hour, add kitchen, expand in to empty retail space next door.