

Wicker Park - Chicago

TAVERN LOCATED ON A HIGH TRAFFIC AVENUE

1637 W. North Ave. Chicago, IL 60622



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	27,472	253,388	558,080
2015 Female Population	25,802	262,134	561,827
2015 Total Population	53,274	515,522	1,119,907
2015 Daytime Population	49,730	1,087,928	1,691,133

Income

2015 Median Household Income	\$75,855	\$66,878	\$55,490
2015 Per Capita Income	\$51,591	\$49,986	\$37,943
2015 Average Household Income	\$107,514	\$100,984	\$86,528

Nearby Businesses

Orange Theory Fitness
Infiniteus Rocks and Juice
Louie's Pub
Hollywood Grill

Description

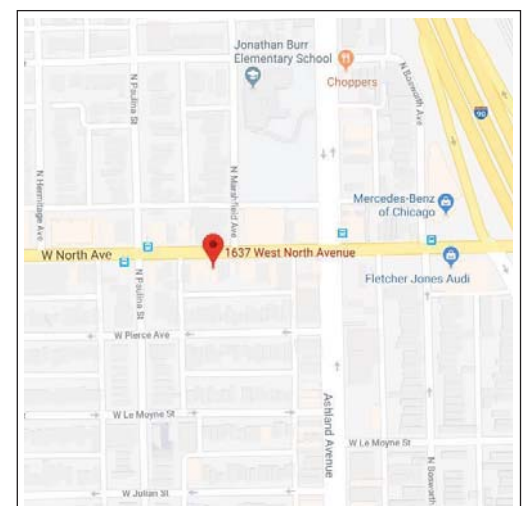
Tavern available in a mixed-use building in Wicker Park. Located on a high traffic avenue between the busy intersection of Damen/Milwaukee/North and the Kennedy Expressway. Licenses include Tavern & Retail Food.

Operating business. Do not disturb employees or management. All showings must be accompanied by agent before operating hours.

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. 1044 09.01.2015

Map

North and Marshfield



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

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Size (Approx.) 1,200 SF Business

Rental Rate \$4,500 per Month

Lease Type NNN

Sale Price \$99,000 (Business)

For additional information or to schedule a showing contact:

Juan Carlos Gomez

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DATA SHEET – 1637 W. North Ave. - @North Bar

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Business for Sale with Lease Assignment
Business Name	@North Bar
Address	1637 W. North Ave.
City, Zip	Chicago, IL 60622
Area	Wicker Park
County	Cook
BUSINESS INFORMATION	
Asking Price	\$99,000.00 (Business Sale)
Rental Rate	\$4,500.00/Month
Lease Type	NNN
Taxes & CAM	Taxes are +/- \$270/month and +/- \$75/month for CAM
Security Deposit	Subject to financial renew.
Size (Business)	1,200 S.F. (Ground Floor)
Basement	Unfinished
Occupancy	Under 99
Licenses	Tavern and Retail Food
HVAC Age	4 Years
HVAC (tons)	Ten Ton
Electric (amps)	Contact Agent
Zoning	C1-2
Ward & Alderman	Ward 2, Brian Hopkins
Cross Streets	West North Avenue and North Marshfield Avenue
Nearby Businesses	Orange Theory Fitness, Infiniteus Rocks and Juice, Louie's Pub, Hollywood Grill
Description	Tavern on ground floor of mixed-use building in Wicker Park. Located on a high traffic avenue between the busy intersection at Damen, Milwaukee and North and the Kennedy Expressway.
Is the business currently operating?	Yes , do not disturb employees or management. All showings must be accompanied by agent before operating hours.
Location	
Cross Streets	West North Avenue and North Marshfield Avenue
Location Description	Wicker Park Located within the West Town community are boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses that thrive amid this dense neighborhood. In the last decade business activity has increased, with many national retail and restaurants opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.