

Logan Square - Chicago

TURN-KEY RESTAURANT/BAR WITH OPTION TO PURCHASE REAL ESTATE

2934 W. Diversey Ave. Chicago, IL 60647



| | |
|---|--|
| Son of a Butcher - 2934 W. Diversey Ave. Chicago, IL | |
| Commercial Unit | 1,400 SF (Approx.) + Basement + 2 Patios |
| Residential Unit | 3-Bedroom Apartment |
| Lot Size | 2,466 SF |
| Rental Rate | \$5,000/Month (Modified Gross) |
| Price | \$99,000 (Business) Only |
| | \$900,000 (Business and Real Estate) |

For additional information or to schedule a showing contact:

Brian Laskov

312.575.0480 ext. 14

Brian@kudangroup.com



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

Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|------------------------|--------|---------|-----------|
| Population | | | |
| 2015 Male Population | 37,570 | 266,937 | 617,315 |
| 2015 Female Population | 35,770 | 264,591 | 634,894 |
| 2015 Total Population | 73,340 | 531,528 | 1,252,209 |
| 2015 Total Households | 27,775 | 203,075 | 518,889 |

Income

| | | | |
|-------------------------------|----------|----------|----------|
| 2015 Median Household Income | \$47,671 | \$56,217 | \$54,685 |
| 2015 Per Capita Income | \$26,325 | \$33,504 | \$35,320 |
| 2015 Average Household Income | \$69,002 | \$86,718 | \$83,703 |

Nearby Businesses

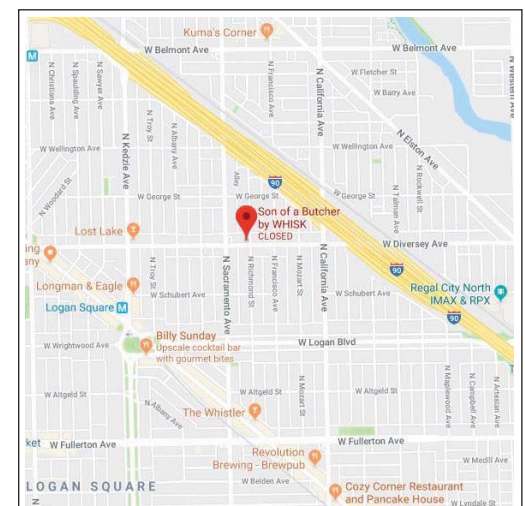
Fat Rice
Lost Lake
Superkhana International
Masa Azul

Description

Completely turn-key restaurant/bar with option to purchase real estate. Nestled along a stretch of Logan Square that includes James Beard awarded and nominated restaurants. Features include two outdoor patios that can fit 44 additional seats and an outdoor brick oven. Large basement with 2nd walk-in cooler with glycol system, prep area and offices. Real estate includes updated 3-bedroom apartment with granite and stainless steel appliances on second floor.

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. 1024 7-29-2013

Map Diversey and Richmond



LISTING INFO

| | |
|----------------------------------|---|
| Broker | Brian Laskov brian@kudangroup.com |
| Transaction Type | Real Estate Sale of Mixed Use Building and Business -Or- Business Only with New Lease |
| Type of Property | 2-story Mixed Use Building |
| Property Data | |
| Property Name | Son of a Butcher |
| Address | 2934 W. Diversey Ave. |
| City, Zip Code | Chicago, IL 60647 |
| Area | Logan Square |
| County | Cook |
| Sale Price | \$900,000 Business & RE -or- \$99,000 Business Only |
| Rental Rate | \$5,000 per. mo. Modified Gross |
| Lease Type | Modified Gross |
| Lease Term | Negotiable |
| Yearly Adjustment | Negotiable |
| Security Deposit | TBD |
| Taxes | \$7,603.58 (2017) |
| Building Type and Year Built | 1906 |
| # of Seats | 56 indoors plus 44 outdoors on 2 patios |
| Stories | 2 |
| Size | 1,400 SF 1 st floor plus basement and 2 outdoor patios |
| Lot Size | 2,466 SF |
| Parking | Street |
| Zoning | B3-1 |
| Licenses | Retail Food and New Liquor License |
| A/C & Heat | Central Air |
| Basement | Yes with 2 nd walk-in cooler, prep area and offices |
| Ward | 33 |
| Alderman – Name and Phone Number | Rossana Rodriguez Sanchez 773-478-8040 |
| Nearby Businesses | James Beard awarded and nominated restaurants and chefs Fat Rice (Abe Conlon), Lost Lake (Paul McGee and Land & Sea Dept.) and Superkhana International (Jason Hammel), and Masa Azul, Diversey Wine, Four Letter Word Coffee (Heisler Hospitality), IHOP and Cellar Door Provisions |
| Property Description | Completely turn-key restaurant/bar with option to purchase real estate. Nestled along a stretch of Logan Square that includes James Beard awarded and nominated restaurants. Features include two outdoor patios that can fit 44 additional seats and an outdoor brick oven. Large basement with 2nd walk-in cooler with glycol system, prep area and |

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| | offices. Real estate includes updated 3-bedroom apartment with granite and stainless steel appliances. |
| Location Description | Logan Square Crain's Chicago dubbed Diversey Avenue - from California to Kimball avenues- the hottest new Restaurant Row in the city! Near Blue Line train and easy access to 90/94 Hwy. |
| Cross Streets | Diversey and Richmond |
| Business Data | |
| Is the business currently operating? | No |
| FF&E included in price? | Yes |

FIRST FLOOR OCCUPANCY INFORMATION

OCCUPANCY TYPE: F (MERCANTILE)
 CONSTRUCTION TYPE: III-B; NO SPRINKLERS
 60 PEOPLE PER HORIZONTAL EXIT UNIT

DINING 654 S.F. @ 15 S.F.PER PERSON 43 PEOPLE
 BANQUETTES 82'-1 1/2" L.F.@ 1.5 L.F PER PERSON 56 PEOPLE
CALCULATED CAPACITY 99 PEOPLE

(3) 36" DOORS = 4.5 EXIT UNITS
 TOTAL = 4.5 EXIT UNITS
 EXIT-1 (1 E.U.=22") 36/ 22= 1.5 EXIT UNIT 90 PEOPLE
 EXIT-2 (1 E.U.=22") 72/ 22= 3.0 EXIT UNIT 180 PEOPLE

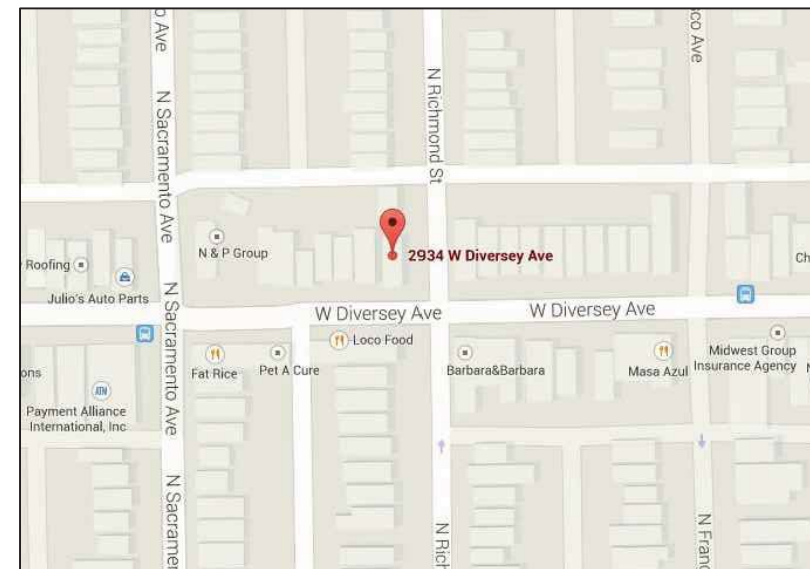
TOTAL EXIT CAPACITY 270 PEOPLE > 99
 EXIT CAPACITIES PROVIDED ARE IN COMPLIANCE

MAX OCCUPANCY IS IN COMPLIANCE WITH EXIT CAPACITY.

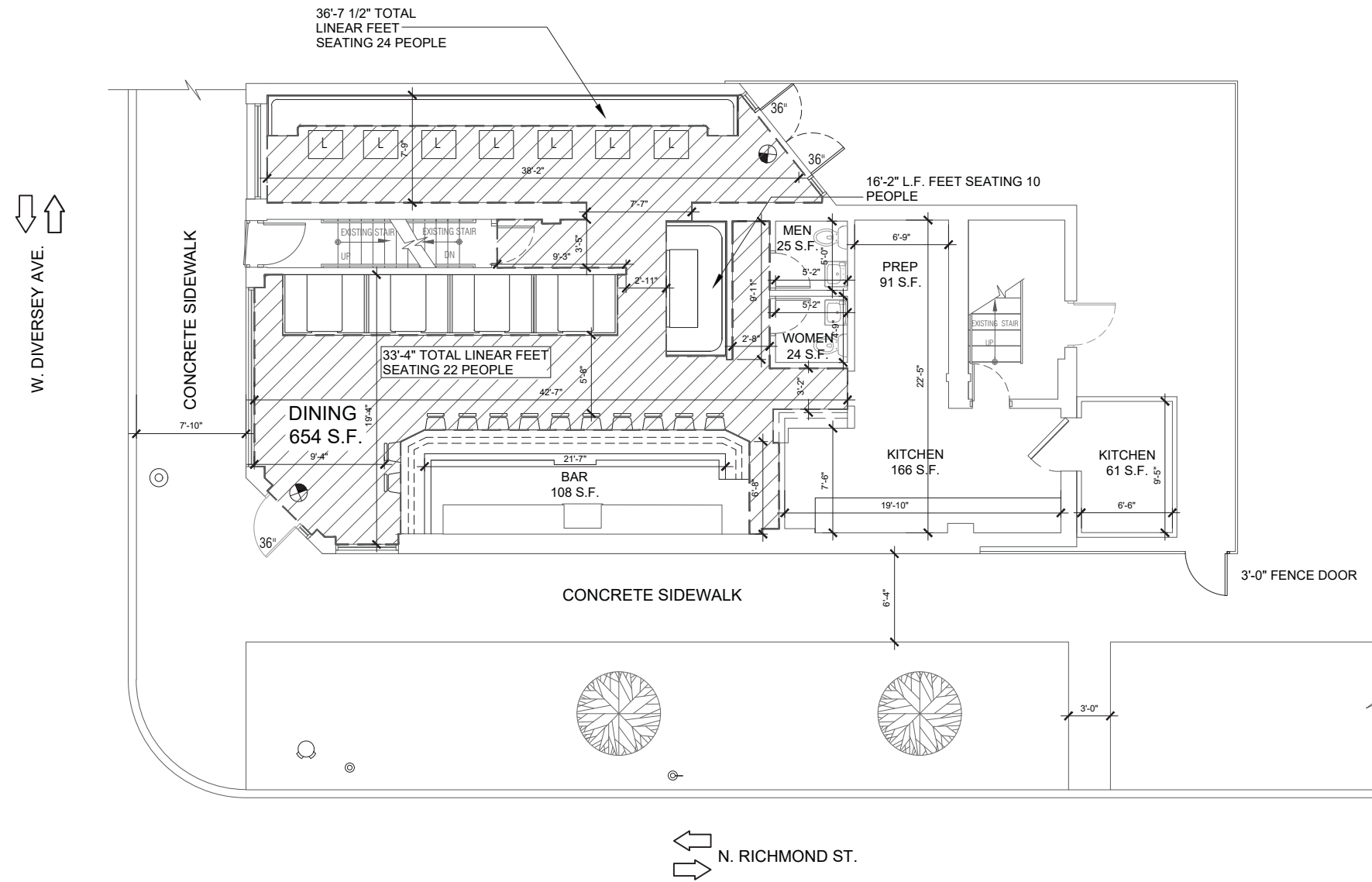
MAX. OCCUPANCY W/ FURNITURE **99**

TOTAL FIRST FLOOR AREA 1383 S.F.

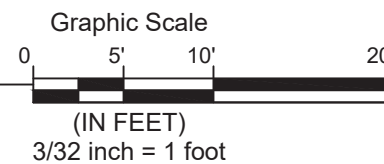
L LOW TOP TABLES - 7 TOTAL



2 SITE PLAN
 SCALE: NTS



1 FIRST FLOOR OCCUPANCY PLAN
 SCALE: 3/32" = 1'-0"



PROJECT: **15-C-21**
 FOR OCCUPANCY

CBD ARCHITECTS
 Chicago Building Design, P.C.
 770 N LaSalle St., Suite 801, Chicago, Illinois 60654
 p: 312.492.9007 f: 312.492.9044 e: info@cbdarchitects.com
 DRAWN BY: SM CHECKED BY: RH DATE: 04/16/15

LOCATION:
 2934 W DIVERSEY AVE
 CHICAGO, IL 60647

TITLE:
 FIRST FLOOR
 OCCUPANCY PLAN

A-101
 SHEET

EXTERIOR PHOTOS



INTERIOR PHOTOS

