

# Lakeview- Chicago TWO ADJACENT BUSINESSES WITH OUTDOOR BEER GARDEN



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## Diag & 404 Wine Bar



### Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

### Diag & 404 Wine Bar - 2852-56 N. Southport Ave. Chicago, IL

Size (Approx.)	6,500 S.F. +/- (Interior) + Outdoor Private Patio
Rental Rate	Negotiable
Licenses	Incidental Liquor and Beer Garden
Asking Price	\$299,000 (Licenses)
	Inquire about Real Estate.

For additional information or to schedule a showing contact:

Juan Carlos Gomez

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### Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	48,150	208,455	495,472
2015 Female Population	48,634	211,723	497,701
2015 Total Population	96,784	420,178	993,173
2013 Daytime Population			

### Income

Median Household Income	\$68,156	\$66,398	\$58,889
Avg. Household Income	\$102,382	\$99,778	\$89,987
Per Capita Income	\$59,478	\$52,286	\$41,829

### Nearby Businesses

Sal's Trattoria  
Que Rico Mexican  
Golden Apple Grill & Breakfast House  
Heritage Coffee  
Las Tablas  
Entente

### Description

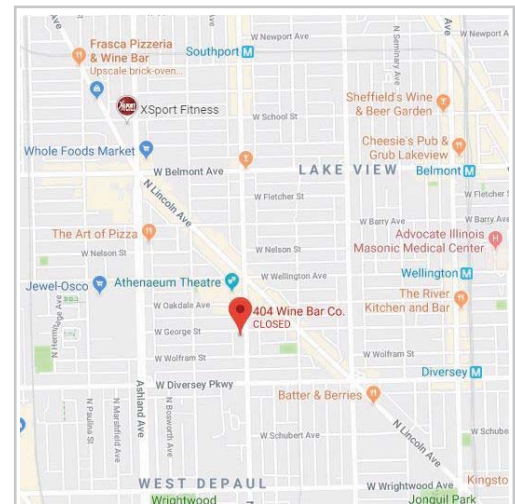
Operate your multi-use concept with these two adjacent businesses at a corner location in Lakeview. Former sports bar/restaurant and wine bar operated for over 10 years. Large sidewalk café and private rear outdoor beer garden allow for a grand marketing presence and high occupancy.

**Licenses for Sale. Inquire about Real Estate.**

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. A126 09-01-2015

### Map

Southport Ave. & George St.



**DATA SHEET – THE DIAG & 404 WINE BAR**

Listing Agent/s	Juan Carlos Gomez <a href="mailto:juancarlos@kudangroup.com">juancarlos@kudangroup.com</a> 312.575.0480 ext. 19
Transaction Type	Business Sale with Licenses and Lease Assignment
Property Type	Restaurant and Bar
Property Name	The Diag & 404 Wine Bar
Address	2852-56 N. Southport Ave.
City, Zip	Chicago, IL 606157
Area	Lakeview
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$299,000 (Business Sale)
Rental Rate	\$34.73/S.F.
Lease Type	NNN
Taxes	\$7.28/S.F. (Based on 2017 Tax Year)
CAM	\$1.85/S.F. (Approx.)
Pro-Rata Share	33.3%
Yearly Adjustments	3%
Size (Business)	6,500 S.F. +/- (Interior) + Outdoor Private Patio
Stories	Single
Zoning	B1-2
Licenses	Incidental Liquor, Retail Food, Beer Garden
Ward & Alderman	Ward 32 – Scott Waguespack
Nearby Business	Sal's Trattoria, Que Rico Mexican, Golden Apple Grill & Breakfast House, Heritage Coffee, Las Tablas, Entente, Starbucks, Left Coast, Elbo Room
Property Description	Restaurants & Bars in Interconnected Mixed Use Buildings
Business Description	Operate your multi-use concept with these two adjacent businesses for sale at a corner location in Lakeview. This sports bar/restaurant and wine bar were in operation for over 10 years. Large sidewalk café and private rear outdoor beer garden allow for a grand marketing presence and high occupancy. Business and Licenses for sale. Inquire about real estate.
Location Description	Lakeview is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lakeview's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lakeview is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

Cross Streets	Southport Ave. and George St.	
Is the business currently operating?	<b>Yes</b> , please do not disturb employees or management. All showings must be accompanied by agent during non-operating hours.	
Established	2008	
Gross Sales	\$2.285-\$2.427M/Annual	
Operating Hours	Diag	
	Monday-Thursday	5PM – 2AM
	Friday	4PM – 2AM
	Saturday	10AM – 3AM
	Sunday	10AM – 2AM
	404 Wine Bar	
	Monday- Wednesday	5PM – 11PM
	Thursday – Friday	5PM – 12AM
	Sunday	5PM – 10PM

**ADDITIONAL PHOTOS**

