

Lakeview- Chicago

TWO ADJACENT ESTABLISHED BUSINESSES FOR SALE



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

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 | \$34.73/S.F. Triple Net |
| Licenses | Incidental Liquor and Beer Garden |
| Asking Price | \$299,000 (Business + Licenses) |
| | Inquire about Real Estate. |

For additional information or to schedule a showing contact:

Georg Simos
312.575.0480 Ext. 21
georg@kudangroup.com

Juan Carlos Gomez
312.575.0480 Ext. 19
juancarlos@kudangroup.com

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

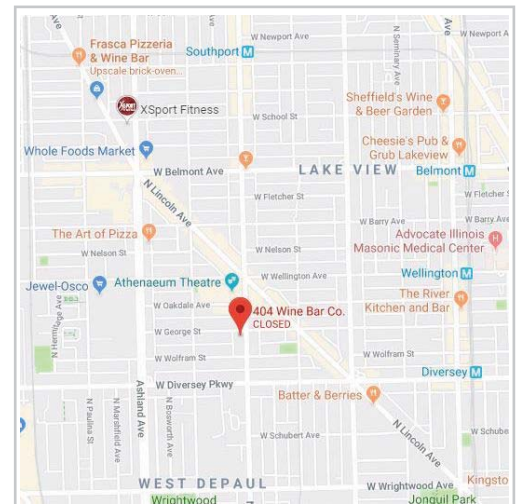
Description

Operate your multi-use concept with these two adjacent businesses at a corner location in Lakeview. Sports bar/restaurant and wine bar established 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.

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 juancarlos@kudangroup.com 312.575.0480 ext. 19 Georg Simos georg@kudangroup.com 312.575.0480 ext. 21 |
| 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 |
| BUSINESS INFORMATION | |
| 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 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? | Yes , 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

