

# West Town/Ukrainian Village - Chicago ESTABLISHED BAR AND GRILL FOR SALE

High Dive - 1938 W. Chicago Ave. Chicago, IL



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



## West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. 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. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

## High Dive - 1938 W. Chicago Ave. Chicago, IL 60622

|                |                                    |
|----------------|------------------------------------|
| Size (Approx.) | +/- 4,400 SF                       |
| Rental Rate    | \$9,518 per Month (Net) / \$26 PSF |
| Licenses       | Incidental Liquor & Retail Food    |
| Price          | \$199,000 (Business)               |

For additional information or to schedule a showing contact:

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## Demographics

|                        | 1-mi.  | 3-mi.   | 5-mi.     |
|------------------------|--------|---------|-----------|
| Population             |        |         |           |
| 2015 Male Population   | 24,779 | 240,586 | 534,560   |
| 2015 Female Population | 23,501 | 248,347 | 539,6495  |
| 2015 Total Population  | 48,280 | 488,933 | 1,074,209 |
| 2015 Total Households  | 22,931 | 232,846 | 453,202   |

## Income

|                               |           |          |          |
|-------------------------------|-----------|----------|----------|
| 2015 Median Household Income  | \$71,109  | \$65,867 | \$54,831 |
| 2015 Per Capita Income        | \$48,830  | \$49,325 | \$37,506 |
| 2015 Average Household Income | \$101,742 | \$99,863 | \$86,008 |

## Nearby Businesses

Mariano's  
West Town Bakery & Diner  
Roots Pizza  
Celo's Bar and Grill

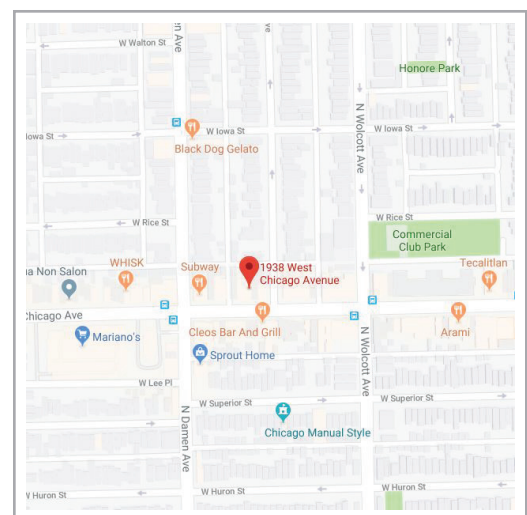
## Description

Established neighborhood bar and restaurant in West Town/Ukrainian Village. Excellent location near cafes, bakeries, restaurants and retail. Seats 150+. Includes large basement with office, storage and walk-in cooler.

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. 10-12-2011- 464

## Map

Chicago & Winchester



## LISTING INFO

|                                      |  |
|--------------------------------------|--|
| Agent Responsible                    | Georg Simos  |
| Transaction Type                     | Business for Sale  |
| Real Estate included in price?       | No, but there is an option to buy entire mixed-use building.   |
| <b>Property Name</b>                 | <b>High Dive</b>   |
| Address                              | 1938 W. Chicago Ave.   |
| City, Zip Code                       | Chicago, IL 60622  |
| Area                                 | West Town  |
| County                               | Cook   |
| Sale Price                           | \$199,000 (Business)   |
| Rental Rate                          | \$9,518 (\$26 PSF)   |
| Lease Type                           | Net  |
| Lease Term                           | Thru 2025. More options available.   |
| Yearly Adjustment                    | 3%   |
| CAM & Insurance                      | 30% of property tax on 1938 Side Only.   |
| Security Deposit                     | \$10,000   |
| Taxes                                | Tenant share 2017 - \$2,679  |
| Building Type and Year Built         | Mixed Use 3-Flat built in 1911   |
| # of Seats                           | 150+   |
| Size                                 | +/- 4,400 SF   |
| Parking                              | Two spot in garage for additional \$300 / mo.  |
| Zoning                               | B3-2   |
| Licenses                             | Incidental Liquor, Retail Food   |
| A/C & Heat                           | Yes  |
| Electric (amps)                      | Ample  |
| Type of Roof & Age                   | Flat   |
| Type of Basement                     | Large, contains office, storage, walk in cooler  |
| Ceiling Heights                      | 12 ft.   |
| Ward                                 | 1 <sup>st</sup> Ward   |
| Alderman – Name and Phone            | Joe Moreno   |
| Nearby Businesses                    | Mariano's, West Town Bakery & Diner, Roots Pizza, Celo's Bar and Grill, Chicago Avenue Salon, Trattoria Ultimo, Atomix Cafe, Pierre's Bakery |
| Property Description                 | Commercial on ground floor, plus basement. Two apartments above.   |
| Location Description                 | West Town  |
| Cross Streets                        | Chicago & Winchester   |
| <b>Business Data</b>                 |  |
| Is the business currently operating? | Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>   |
| Business Name                        | High Dive  |
| Business Description                 | Bar and Grill  |
| Year Established                     | 2006   |
| Years of Operation                   | 13   |
| No. of Employees                     | 20   |

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**LISTING INFO**

|                                |   |
|--------------------------------|---|
| Hours of Operation             | 11am-2am daily  |
| Reason for selling             | Downsizing  |
| Approx. Annual Gross Sales     | \$900,000   |
| FF&E included in price?        | Yes   |
| Inventory included in price?   | No  |
| Will seller provide training?  | Yes. Negotiable.                                      |
| Growth/Expansion possibilities | Engaged owner/chef, private events, sidewalk seating. |