

# Old Town - Chicago ESTABLISHED RESTAURANT IN THE HEART OF OLD TOWN



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## Dinotto Pizza e Vino



**OPERATING BUSINESS.**

**DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

### Old Town

Old Town is a neighborhood in Chicago, Illinois, bounded by the Ogden Ave. right-of-way on the northwest, Larrabee Street on the west, Clybourn Avenue on the southwest and Division Street on the south and Clark Street on the east and northeast. It spans across eastern parts of the community areas of Lincoln Park and the Near North Side. Old Town is today considered an affluent and historic neighborhood, home to many of Chicago's older, Victorian-era buildings. In the 1950s, the majority of this area was an enclave to the first Puerto Ricans to emigrate to Chicago. They referred to this area as part of "La Clark" until commercialization decorated late 1960s shop signs with the name of Old Town.

### Dinotto Pizza e Vino - 1551 N. Wells St. Chicago, IL 60610

Size (Approx.) 1,500 SF Retail +/- 400 Sidewalk Cafe

1,500 SF Full Basement

Rental Rate \$7,600 per Month (Net)

Price \$99,000 (Business, Assets, Licenses)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	32,053	186,497	407,229
2015 Female Population	38,345	193,255	414,851
2015 Total Population	70,398	379,752	822,080
2015 Total Households	41,366	207,406	388,617

### Income

2015 Median Household Income	\$74,396	\$75,834	\$61,385
2015 Per Capita Income	\$68,607	\$63,114	\$45,540
2015 Average Household Income	\$113,349	\$111,591	\$93,765

### Nearby Businesses

<i>Kanela</i>	<i>Topo Gigio</i>
<i>La Fournette Bakery</i>	<i>Zanie's</i>
<i>The VIG</i>	<i>Second City</i>
<i>Orso on Wells</i>	<i>Woodie's Flat</i>

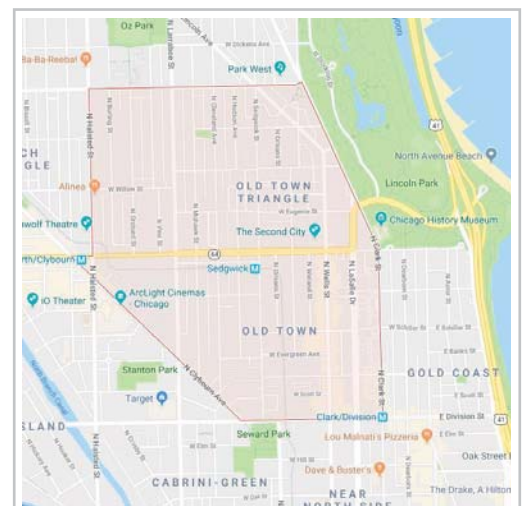
### Description

Longstanding, established restaurant in highly sought after Old Town. Strong foot traffic and demographics in this iconic restaurant and nightlife area. Full Black Iron with separate wood burning pizza oven and 8-handle beer system (full gut rehab and build out in 2014). Includes full basement with room for food prep, storage and office. Several recent new high rises have added residents to the area.

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. 621 1-11-2012

### Map

Old Town



### LISTING INFO

Agent	Jarrett Fradin Jarrett@kudangroup.com
Transaction Type	Business, Licenses and Asset Sale
Type of Property	Restaurant/Bar
<b>Business Data</b>	
Property Name	Dinotto Pizza e Vino
Address	1551 N. Wells St.
City, Zip Code	Chicago, IL 60610
Area	Old Town
County	Cook
Asking Price	\$99,000 (Assets, Licenses, Lease and Business)
Rental Rate	\$7,600.00 per Month
Lease Type	Net
Lease Term	5 Years Remaining on current Lease Term Additional 5-Yr Option through 2029 to be negotiated with Landlord.
Yearly Adjustment	3% Annual
Taxes	\$900.56 Monthly
Building Type	Mixed Use- Full Basement Storage/ Prep/Offices
Occupancy	99 Inside 20 Outdoor
Size	1,500 SF of Retail Inside, +/- 400 Sidewalk Cafe 1,500 SF Fully Basement- Food Prep-Storage- Office
Parking	1 Space In Rear of Building
Zoning	Commercial (B3-5)
Licenses	Incidental Liquor, Retail Food, Sidewalk Cafe
Electric (amps)/HVAC	400- Three Phase
Type of Basement	Full (Food Prep, Storage, Office, Etc +/-2,500 SF)
Nearby Businesses	Kanela, Zanies , The VIG, Orso's on Wells, Fireplace Inn, Woodie's Flat, Topo Gigio, La Fournette Bakery, Up/Down Tobacco, Second City
Property Description	With over 30 years of operational experience in Old Town, ownership is retiring this iconic restaurant anchoring Old Town's Restaurant and Nightlife Scene. Full Black Iron with separate wood burning pizza oven and 8 Handle Beer System (full gut rehab and build out in 2014).
Location Description	Highly sought after Old Town is one of Chicago's hottest and most desired neighborhoods to live and play. The area is lined with boutique retailers, high end restaurants and entertainment venues. Very strong foot traffic, vehicle counts and strong demographics. Several recent high-rises have added new residents and expansion of entertainment, retail and nightlife into the immediate area.
Cross Streets	North / Wells

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