

North Center - Chicago ESTABLISHED CHICAGO ICON FOR SALE WITH ALL FF&E AND LICENSES

Confidential #M749



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

North Center

North Center is one of the 77 community areas of Chicago, located in the city's North Side. North Center is bordered on the north by Montrose Avenue, on the south by Diversey Parkway, on the west by the Chicago River and on the east by Ravenswood Avenue, it includes the neighborhoods of North Center, Roscoe Village, St. Ben's and Hamlin Park. The Brown Line of the Chicago 'L' has stops within the community area at Addison and Irving Park. North Center is considered a vibrant neighborhood with an eclectic mix of retailers, restaurants, live music, theater, and service-oriented businesses. It is also home to some of the best public schools in the City of Chicago. The community is home to Ribfest Chicago, the annual summer street festival along Lincoln Avenue. North Center was voted one of Chicago's best neighborhoods by the Chicago Magazine in 2014. Source: wikipedia.org

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| | |
|-------------------|--|
| Size (Approx.) | 2,750 SF |
| Licenses | Tavern, Incidental Liquor & Retail Food |
| Tax/CAM/Insurance | \$2.54 PSF (Tenant to Pay Actual Pro Rata Share) |
| Rental Rate | \$29.25 PSF (NNN) |
| Asking Price | \$279,000 (Business, Assets & Licenses) |

For additional information or to schedule a showing contact:

Jarrett Fradin

312-575.0480 ext. 15

jarrett@kudangroup.com



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

Demographics (2017 Estimates)

| | Total |
|-------------------------|-----------|
| Population | 35,789 |
| Median Age | 34.1 |
| Median Household Income | \$104,351 |
| Households | 14,488 |

Source: American Community Survey

Nearby Businesses

This is a confidential listing. Please see instructions in the attached NDA (Non-Disclosure Agreement) to receive full details. Operating business. Do not disturb employees or management.

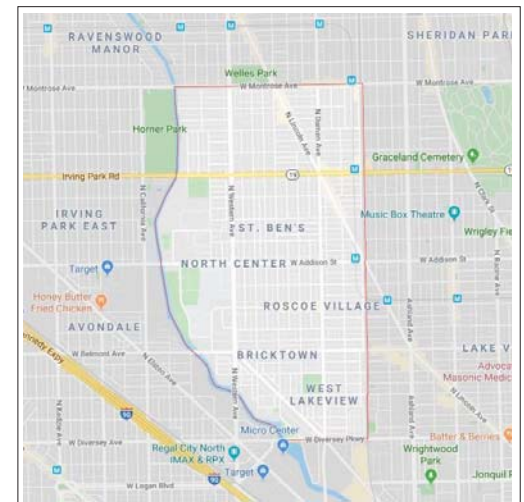
Description

Established Chicago Icon available for sale in North Center. Loyal customer base with strong ratings on Google and Yelp. 45 Handle Tap Beer System with selection of over 200 Bottle Beers highlighting the 60' bar. Complete gut rehab in 2018. Newly installed state-of-the-art Sound and Video system. Brand new kitchen, dining area and washrooms. Full basement consists of walk-in coolers, prep area, office, liquor room and dry storage 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. 2-6-2014 - 1031

Map

North Center



****Please fill out completely to receive information****

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

| | |
|--------------------------------|--|
| Property Description: | Established Chicago Icon in North Center |
| Asking Price: | \$279,000 (Business, Assets & Licenses) |
| Where did you see the listing? | |
| Code # if Applicable | M749 |
| Your contact info: | |
| Name/Company: | |
| Phone: | |
| Email: | |

This AGREEMENT is between (print name) _____ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leaseing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.

| | |
|---|-------|
| Agreed to by: (Sign & Print Name of Buyer) | Date: |
| Kudan Group, Inc. By: | Date: |
| Please Fax to Kudan Group, Inc. 312.575.0497 | |

