

West Town/Ukrainian Village - Chicago THREE STORY MIXED USE BUILDING WITH ESTABLISHED BAR/RESTAURANT BUSINESS

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 Building
Commercial Space	+/- 1,700 SF + 1,300 SF Basement
Residential	One 3-Bedroom/2-Bathroom Apartment One 3-Bedroom/1-Bathroom Apartment
Licenses	Incidental Liquor & Retail Food
Price	\$1,395,000 (Business & Real Estate)

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

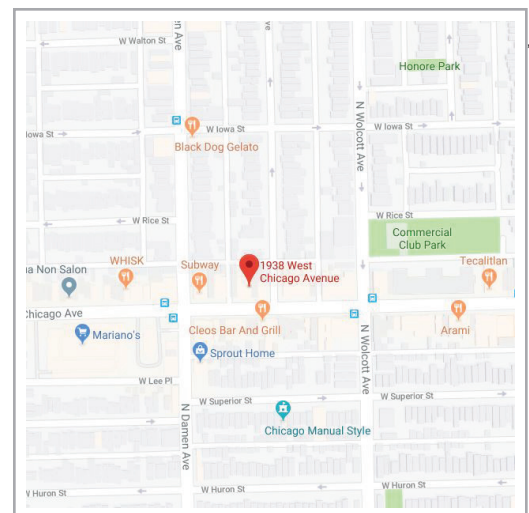
Mariano's
West Town Bakery & Diner
Roots Pizza
Celo's Bar and Grill

Description

Mixed use, 3-story building with restaurant tenant High Dive (open since 2006) on first floor. Two 3-bedroom apartments upstairs. Newer garage with 4 parking spots. The apartments feature in-unit washers & dryers, updated white appliances, hardwood floors throughout, cherry kitchen cabinets and granite countertops. Excellent location near cafes, bakeries, restaurants and retail. The bar/restaurant includes large basement with office, storage and walk-in cooler.

Map

Chicago & Winchester



LISTING INFO

Agent	Georg Simos georg@kudangroup.com
Transaction Type	Real Estate for Sale with Business
Type of Property	Mixed Use 3 Story Brick Building with Restaurant
Parcel ID	17-06-433-040-0000
Property Data	
Business Name	High Dive
Address	1938 W. Chicago Ave.
City, Zip Code	Chicago, IL 60622
Area	Ukrainian Village / West Town
County	Cook
Sale Price	\$1,395,000 (Business & Real Estate)
Rental Income	\$111,612 + High Dive pays 1/3 of Taxes
Operating Expenses	\$27,622 (Three Year Average)
CAP Rate	7%
Taxes	\$8,931 (2017)
Building Type and Year Built	3 Story Mixed Use, Class C Building. Built 1911.
Stories	3
Bldg Sq Ft	4,356 SF
Lot Size	25x126
Commercial Unit	1,700 SF 1 st fl. 1,300 SF plus Basement
Residential Units	3 bedroom 2 bath apartment 3 bedroom 1 bath apartment
Washer & Dryer	In-Unit
Parking	Four Car Tandem Garage
Zoning	B4-2
Type of Roof & Age	Flat
Type of Basement	Full Basement
Ward	1
Alderman – Name and Phone	Joe Moreno (773) 278-0101
Nearby Businesses	Roots Pizza, West Town Bakery, Mariano's, Sprout Home, High Dive, Forbidden Root Brewery, Whisk, Chicago Avenue Salon
Property Description	Mixed use, 3-story building with restaurant tenant High Dive (open since 2006) on first floor. Two 3-bedroom apartments upstairs. Newer garage with 4 parking spots. The apartments feature in-unit washers & dryers, updated white appliances, hardwood floors throughout, cherry kitchen cabinets and granite countertops.
Location Description	Desirable Ukrainian Village / West Town location. Named 2016 "Hottest Neighborhood in the US" by Redfin. The subject property is just steps to CTA 50 and 66 bus stops.
Cross Streets	Chicago and Damen

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

LISTING INFO

Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Name	High Dive
Business Description	Bar and Grill
Year Established	2006
Years of Operation	13
No. of Employees	20
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.