

# East Lakeview- Chicago COMPLETELY TURN-KEY & LONGTIME POPULAR ASIAN RESTAURANT



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

434 W. Diversey Ave. Chicago, IL 60614



Demographics	1 Mile	3 Mile
Population	85,941	422,504
Households	50,904	227,059
Average Age	35.10	36.40
Median HH Income	\$81,779	\$87,454
Daytime Employees	32,036	243,850

\*Costar 2019 Data

## Nearby Businesses

mfk  
Duffy's Tavern  
ChipMonks  
Klein's Bakery 7 Cafe II  
7-Eleven  
Pars Cove

## Description

Completely turn-key and longtime popular Asian restaurant. Miss Asia has been offering dining, take-out and delivery services for over 12 years. Includes a large hood and sidewalk cafe. Located in a dense area bordering Lincoln Park and Lakeview neighborhoods, surrounded by residential and office buildings. Good rent and ready for your restaurant!

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

## Location

Bordering Chicago's vibrant Lincoln Park and Lakeview neighborhoods. This dense area is always busy, day and night, 7 days a week. Near the intersection of Diversey, Clark & Broadway and surrounded by national and local retailers, restaurants and nightlife with easy access to Lake Shore Drive and downtown. This high foot traffic street is steps from ST Joseph Hospital, Lake Michigan and hotels.

## Miss Asia Cuisine - 434 W. Diversey Ave. Chicago, IL 60614

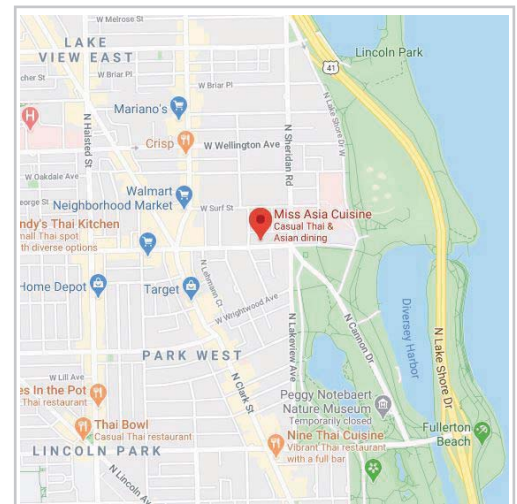
Size (Approx.)	+/- 2,600 SF + Room for Sidewalk Cafe
Rental Rate	\$3,675 per Month Gross (\$17 PSF)
Price	\$99,000 (Business)

For additional information or to schedule a showing contact:

Brian Laskov  
312.575.0480 Ext. 14  
brian@kudangroup.com

## Map

Diversey & Pine Grove between Clark & Sheridan



## LISTING INFO

Agent	Brian Laskov
Transaction Type	Business Only for Sale
Type of Property	Restaurant
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	Miss Asia Cuisine
Address	434 W Diversey
City, Zip Code	Chicago, IL 60614
Area	Lakeview
County	Cook
Sale Price	\$99,000 (Business)
Rental Rate	\$3,675 per. mo. or \$17/SF
Lease Type	Gross
Lease Term	To September 30, 2023
Options	Ask Agent
Yearly Adjustment	\$75 per mo.
Security Deposit	\$7,800
Taxes	NA
Building Type and Year Built	4 story mixed use building
# of Seats	65 seats
Stories	4
Size	2,600 SF plus room for sidewalk café
Parking	2 spaces in rear plus street parking
Zoning	B3-5
Licenses	Retail Food
A/C & Heat	Yes
Type of Basement	No
Ward	44
Alderman – Name and Phone Number	Thomas Tunney 773-525-6034
Nearby Businesses	mfk Restaurant, Duffy's Tavern, ChipMonks, Klein's Bakery & Cafe II, 7-Eleven, Pars Cove, Compass Bar, Yolk, Saint Joseph Hospital, Galway Bay, Derno's, Trader Joe's, LA Fitness, Urban Outfitters, Express, Starbucks, T.J. Maxx, Bluemercury, Chipotle Grill, Inn at Lincoln Park, Stan's Donut's, Hotel Versey by Wyndham
Property Description	Completely turn-key and longtime popular Asian Restaurant. Includes large hood and sidewalk café. Good rent and ready for your restaurant!
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### **LISTING INFO**

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Cross Streets	Diversey & Pine Grove between Clark & Sheridan
<b>Business Data</b>	
Is the business currently operating?	Yes
Business Description	Miss Asia offers delicious dining, takeout and delivery. It is a cornerstone in the community and has been recognized for its outstanding Thai and Chinese cuisine, excellent service and friendly staff. Known for its modern interpretation of classic dishes and its insistence on only using high quality fresh ingredients.
Year Established	2007
Years of Operation	13 years
No. of Employees	6
Reason for selling	Retiring
FF&E included in price?	Yes
Will seller provide training?	Yes