

# Logan Square - Chicago

## NO KEY MONEY! BAR FOR STRAIGHT LEASE WITH TAVERN LICENSE

3433 W. Fullerton Ave. Chicago, IL



### Logan Square

The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch area is characterized by the prominent historical boulevards and large bungalow-style homes. At one time, Logan Square boasted a large Norwegian-American population, centered along the historic boulevards. Logan Square was the site of the Norwegian-American cultural center, Chicago Norske Klub. Many elaborate, stylish and expensive houses and mansions line historic Logan and Kedzie Boulevards where the club was once situated. Logan Square now boasts a growing dining, bar and nightlife scene.

**3433 W. Fullerton St. Chicago, IL 60647**

Size (Approx.) 1,650 SF

Licenses Tavern License Included (No Key Money Required!)

Rental Rate \$3,000 per Month (Net)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	37,570	266,937	617,315
2015 Female Population	35,770	264,591	634,894
2015 Total Population	73,340	531,528	1,252,209
2015 Total Households	27,775	203,075	518,889

### Income

2015 Median Household Income	\$47,671	\$56,217	\$54,685
2015 Per Capita Income	\$26,325	\$33,504	\$35,320
2015 Average Household Income	\$69,002	\$86,718	\$83,703

### Nearby Businesses

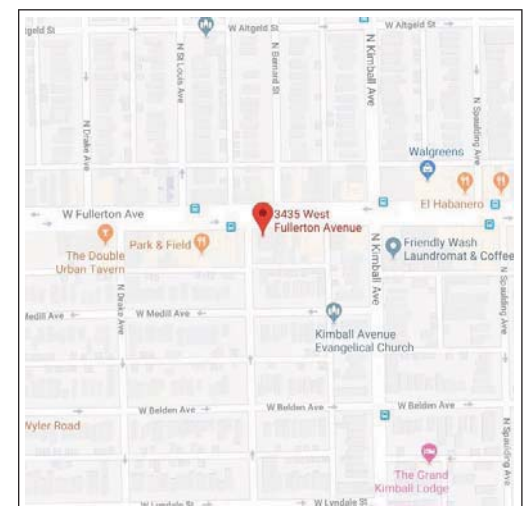
Park & Field	Festa Pizzeria
Fab Flora	606 Fitness
Viking Ski Shop	Burlington Bar
Marcela's Cafeteria	Kangaroo Korner

### Description

Former bar space with Tavern License (No Key Money required). All building systems totally updated. Clean basement with tall ceiling and new flood control system. Great building ownership, willing to work with a qualified tenant.

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. 1024 7-29-2013

### Map Fullerton & St. Louis



## LISTING INFO

Agent	Brian Laskov <a href="mailto:brian@kudangroup.com">brian@kudangroup.com</a>
Transaction Type	Former bar space with Tavern License. No Key Money required! Straight lease opportunity.
Type of Property	Unique and architecturally significant Corner 2-Story Mixed Use Building with 2 retail spaces on Fullerton with clean basements and new flood control system. 2 absolutely stunning professionally rehabbed and designed huge 3 bed/ 2 bath condo quality apartments, plus former firehouse in the rear with 2 <sup>nd</sup> floor unfinished apartment and shared courtyard.
<b>Property Data</b>	
Address	3433 W. Fullerton Ave.
City, Zip Code	Chicago, IL 60647
Area	Logan Square
County	Cook
Rental Rate	\$3,000 per Month
Lease Type	Net
Lease Term	Negotiable
Yearly Adjustment	Negotiable
CAP Rate	NA
Tax, CAM & Insurance	\$4/SF Estimated
Security Deposit	TBD
Taxes	Net
Building Type and Year Built	1910
Stories	2
Size	1,650 SF
Parking	Easy Street
Zoning	B3-1
A/C & Heat	Central HVAC
Electric (amps)	200-600 Amps
Type of Roof & Age	Flat
Basement	Yes
Ceiling Heights	12'
Ward	35
Alderman	Carlos Ramirez-Rosa 773-887-3772
Nearby Businesses	Park & Field, Burlington Bar, Spirit Tea, Black Oak Tattoo, Viking Ski Shop, Marcela's Cafeteria, Alexandria Wills Studio and The Charnel House
Property Description	Former bar space for straight lease with Tavern License (No Key Money required!). All building systems totally updated. Clean basement with tall ceiling and new flood control system. Great building ownership, willing to work with a qualified tenant.
Cross Streets	Fullerton Ave. and St. Louis Ave.

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**LISTING INFO**

Location Description	Fast growing Logan Square location surrounded by some of the hottest restaurants and bars in the city. Near Logan Sq. Blue Line train stop and Logan and Palmer Squares.
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