

Property Info Sheet	
Agent Responsible	Jarrett Fradin
Transaction Type	Real Estate Sale
Property Type	Free-Standing Single Story Commercial
Address	3109 N. Broadway St. (Alternate Address 3107 N. Broadway St.)
City, Zip	Chicago IL 60657
Sale Price	\$2,100,000 (Real Estate Only)
2017 Property Taxes	\$61,086
Land Size	+/- 5,123 SF
Building Size	+/- 4,716SF
Parking	Street
Property Index Number	14-28-105-048
Zoning	B3-2 Commercial Shopping District
Electrical Service	200 Amps
A/C	(2) 7 Ton units & (1) 17 Ton Unit = 31 tons total
Construction Type	Brick, Concrete
Roof Type	Flat, Silver Top
Year Built	1932
Parcel Number	06
Acres	0.1176
Lot Size	40.31 X 112 X 117 X 59.69
Cross Streets	Broadway/Barry
Nearby Businesses	Mariano's, The Bagel, Dry Hop.
Property Description	Single-story commercial building located on approx 5,123 SF of land with associated 65' (5'X 59') parcel of land extending from the rear of the building to Barry Street on the South. Located across from Mariano's & other national retail shops/restaurants. Available for development or owner/operator use.
Business Description	House of Fine Chocolate previously operated out of this space for 75+ years. Current tenant Lakeview Pantry and Kitchen completed a full rebuild of the space in the recent years and is currently operating a Shared Kitchen concept.

No representation is made to the accuracy of this information and it is subject to errors, omissions, prior sale or withdrawal without notice.
04/07/16