

*LINCOLN SQUARE
BRAND NEW
FULLY BUILT-OUT RESTAURANT
FOR LEASE OR SALE*

2301 W. Foster Ave. Chicago, IL

Restaurant for Lease or Sale

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Freestanding building with restaurant and retail space available in Lincoln Square.

Restaurant has option to expand into retail space.

SIZE 2,400 SF Building
1,600 SF Restaurant
800 SF Retail

RENTAL RATE \$25/SF **PRICE REDUCED!**

RENTAL TYPE Net

ASKING PRICE See Agent

Highlights:

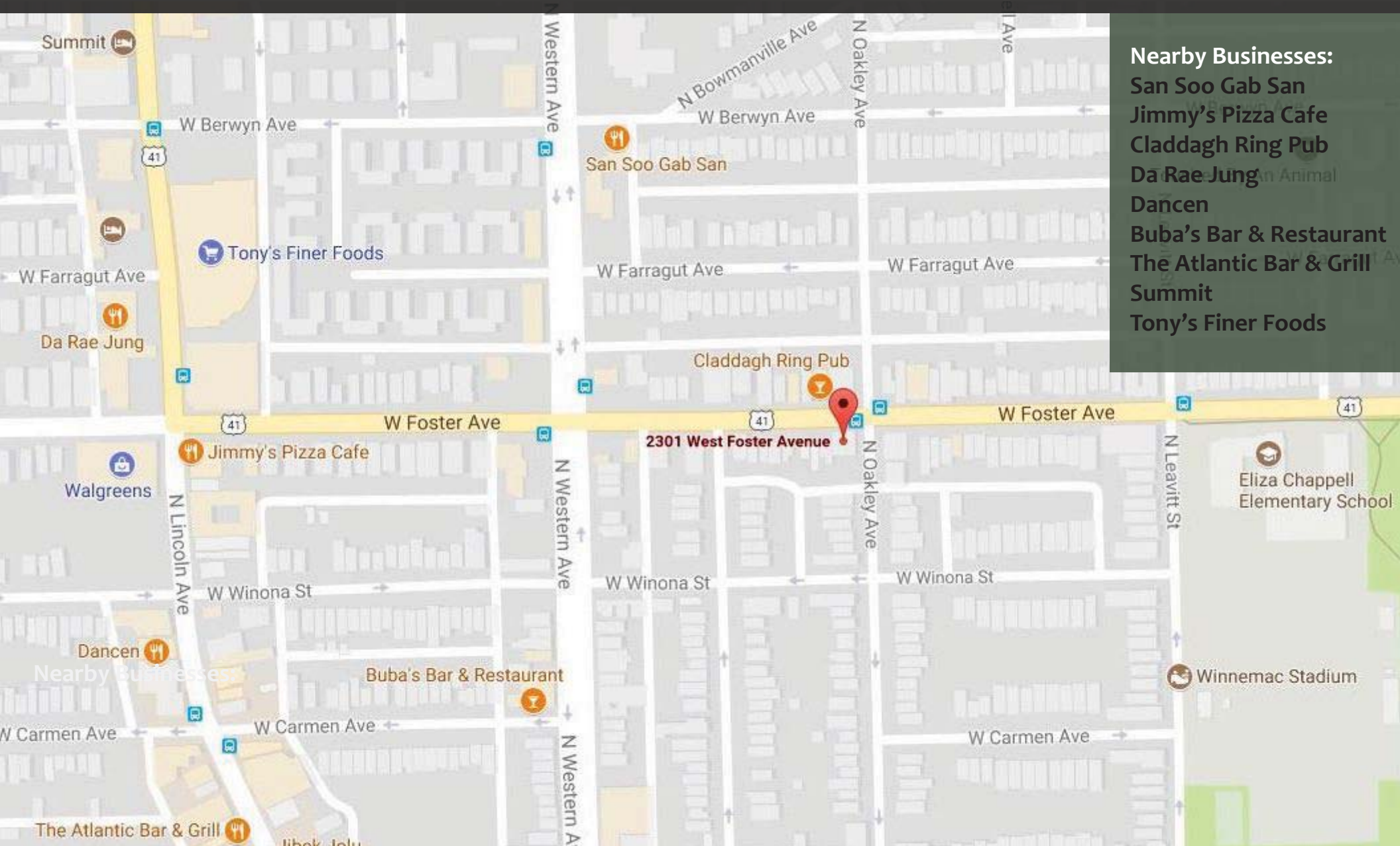
- Brand new, fully built-out
- 13 foot Hood
- 10 to 12 parking spaces
- Fully-equipped restaurant with tables, chairs and many unused appliances
- Patio options in the front, back and side of building

Property Data

2301 W. Foster Ave. Chicago, IL

Lease Term	Negotiable
Yearly Adjustment	3%
CAM	Tenant is responsible for their own common area maintenance.
Security Deposit	Two months' rent
Taxes	\$12,000 a year
Building Type	Single story restaurant and retail
# of Seats	50 to 150 (Seating varies with patio and expansion options.)
Stories	One
Parking	10 to 12 spots
Zoning	B1-2
Licenses	None
A/C & Heat	Two brand new A/C units and Gas heat
Electric (amps)	400
Type of Roof & Age	Membrane 7 years old
Type of Basement	None
Ceiling Heights	14 Approx.
Ward	40
Alderman	Patrick O'Connor 773-769-1140

MAP

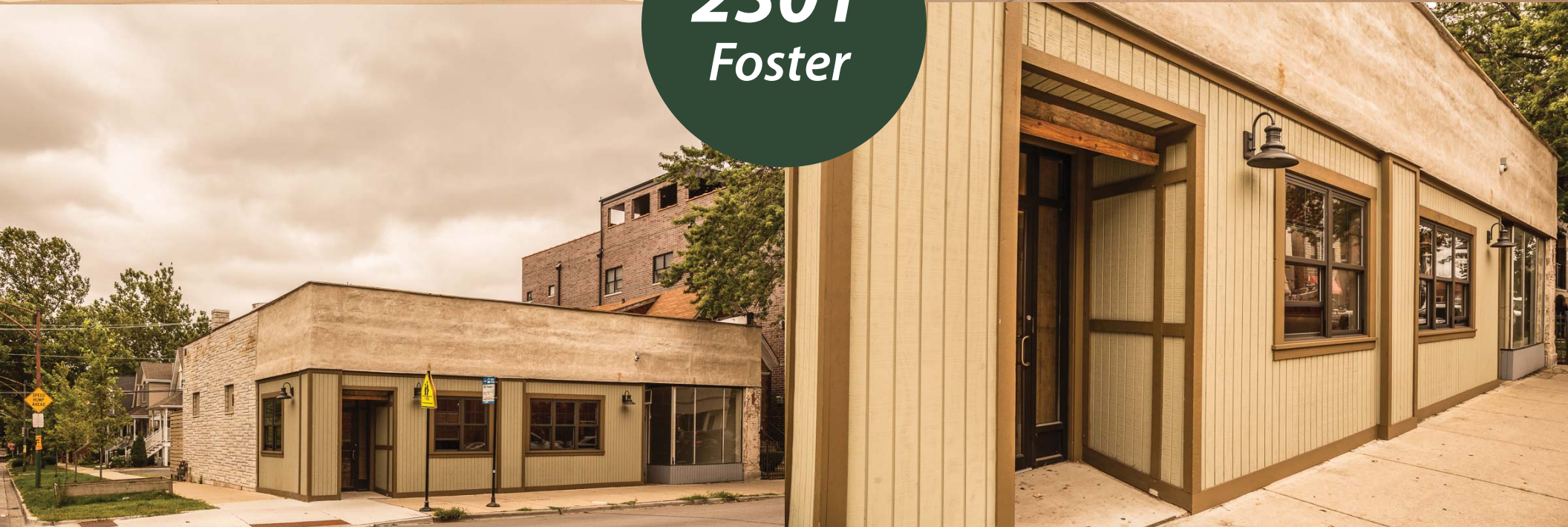


Nearby Businesses:

- San Soo Gab San
- Jimmy's Pizza Cafe
- Claddagh Ring Pub
- Da Rae Jung
- Dancen
- Buba's Bar & Restaurant
- The Atlantic Bar & Grill
- Summit
- Tony's Finer Foods

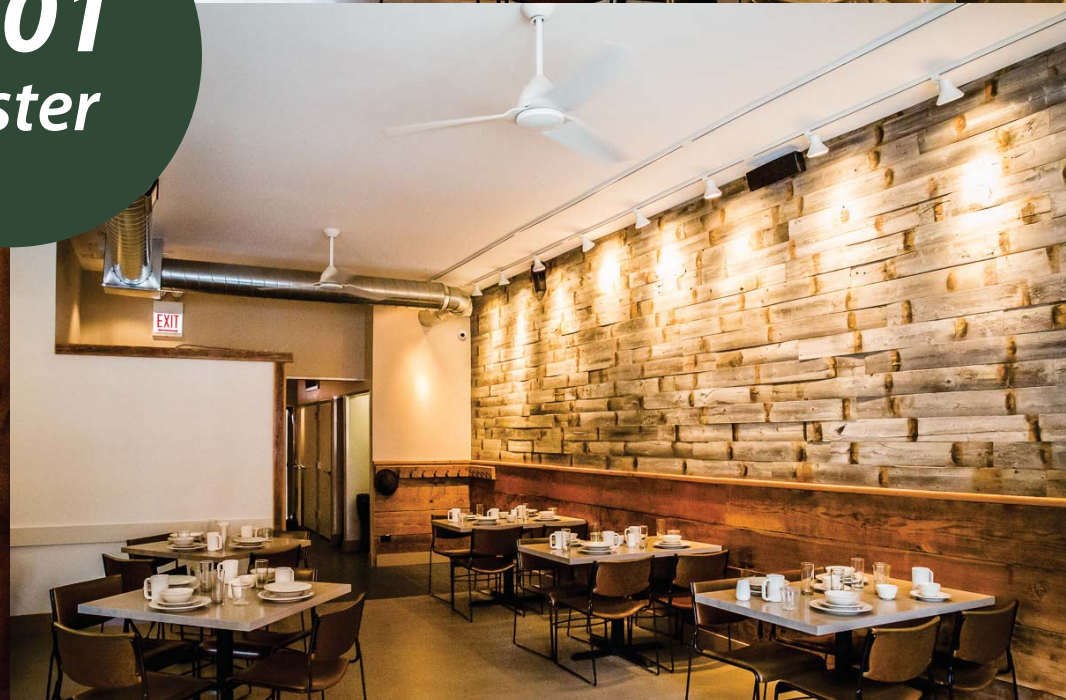


**2301
Foster**





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Foster**



The logo consists of the letters 'KG' in a large, white, sans-serif font, positioned above the words 'KUDAN' and 'GROUP' in a smaller, white, sans-serif font. The entire logo is contained within a dark green square.

KG

**KUDAN
GROUP**

*For showings and more details,
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