

Lakeview - Chicago

CORNER TWO-STORY MIXED-USE BUILDING WITH RESTAURANT/BAR

3001 N. Ashland Ave.



Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

3001 N. Ashland Ave. Chicago, IL 60657

Size (Approx.)	1,900 SF 1st Floor + Full Basement
	1,500 SF Apartment 2nd Floor + 300 SF Party Room/Office
	400 SF Garage + 800 SF Patio

Lot Size	2,700 SF
Asking Price	\$1,100,000 (Real Estate)

For additional information or to schedule a showing contact:

Brian Laskov

312.575.0480 Ext. 14

brian@kudangroup.com



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	45,907	213,047	483,068
2015 Female Population	48,672	217,011	486,827
2015 Total Population	94,579	430,058	969,895
2015 Total Households	52,129	222,901	441,508

Income

2015 Median Household Income	\$69,428	\$68,976	\$59,408
2015 Per Capita Income	\$60,704	\$54,948	\$42,515
2015 Average Household Income	\$105,640	\$103,410	\$90,726

Nearby Businesses

Art of Pizza
Boston Market
Jewel-Osco
Office Depot

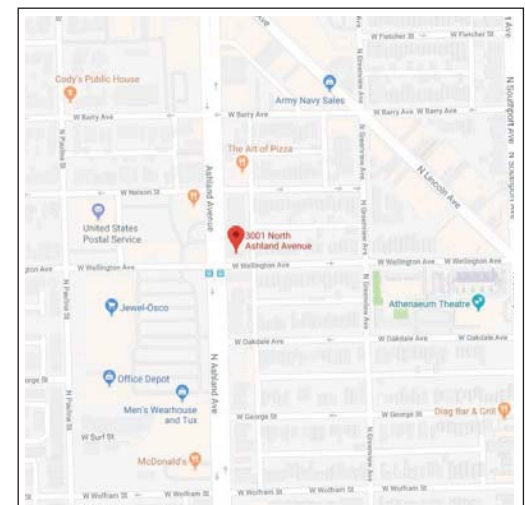
Description

Lakeview corner two-story mixed-use building for sale. Includes a restaurant/bar on the 1st floor and 3-bedroom/2-bathroom rental unit on 2nd floor. Also includes full basement, garage, 2nd floor party room/office and large outdoor seating area. Both the apartment and restaurant are currently leased. Strong residential and commercial population in the immediate area.

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. 386 02-02-16

Map

Ashland and Wellington



LISTING INFO

Agent Responsible	Brian Laskov
Transaction Type	Real Estate for Sale
Type of Property	Mixed-use, 2-story building with a restaurant on 1st floor and 4- bedroom 2-bath rental unit on 2 nd floor
Property Data	
Address	3001 North Ashland Avenue
City, Zip Code	Chicago, IL 60657
Area	Lakeview
County	Cook
Sale Price	\$1,100,000 (Real Estate Only)
Taxes	\$9,629 (included in Modified Gross)
Building Type and Year Built	1904
Stories	2
Size	1,900 SF 1st Floor + Full Basement 1,500 SF 2nd Floor Apartment 300 SF Party Room/Office 2nd Floor 400 SF Garage 800 SF Patio
Lot Size	2,700 SF
Parking	Street
Zoning	B1-2
Type of Basement	Full Basement
Ceiling Heights	See Agent
Ward	32nd Ward
Alderman	Scott Waguespack 773-248-1330
Nearby Businesses	Art of Pizza, Boston Market, Jewel-Osco, Dunkin Donuts, Baskin Robbins, Office Depot
Property Description	Mixed-use, 2-story building with a Restaurant / Bar on 1 st floor, full basement, garage, 2 nd fl. party room/office and large outdoor seating area plus 4- bedroom/ 2-full bath rental unit on 2 nd floor. The apartment is currently occupied and being rented for \$2,395 per Month. The restaurant has also recently been leased.
Business Description	Lakeview corner restaurant/bar with large outdoor space. Also includes a full basement and 2 nd fl. Party room/office. Great for a variety of different restaurant/bar concepts. Strong residential and commercial population in the vicinity. Perfect location for owner/operator with a rental unit for additional income or new lease.
Cross Streets	Ashland and Wellington

ADDITIONAL PHOTOS

