

Lakeview - Chicago

NEWLY BUILT-OUT QUICK-SERVICE RESTAURANT WITH BLACK IRON

3113 N. Halsted St.



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



Lakeview

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 Lakeview's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lakeview is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

	3113 N. Halsted St.
Size (Approx.)	1,000 SF
Rental Rate	\$3,500 per Month (Gross)
Price	\$64,900 (Asset Sale)
Zoning	B3-2

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	45,238	204,397	485,213
2013 Female Population	45,980	208,502	489,254
2013 Total Population	91,218	412,899	974,467
2013 Total Households	52,805	211,775	439,027

Income

2013 Median Household Income	\$66,720	\$66,843	\$58,799
2013 Per Capita Income	\$51,748	\$46,234	\$36,476
2013 Average Household Income	\$88,678	\$87,989	\$78,763

Nearby Businesses

Domino's Pizza	Juliantla Mexican Restaurant
Vegetarian Express	CVS
Michael's	Briar Street Theater
Marshalls	DSW

Highlights

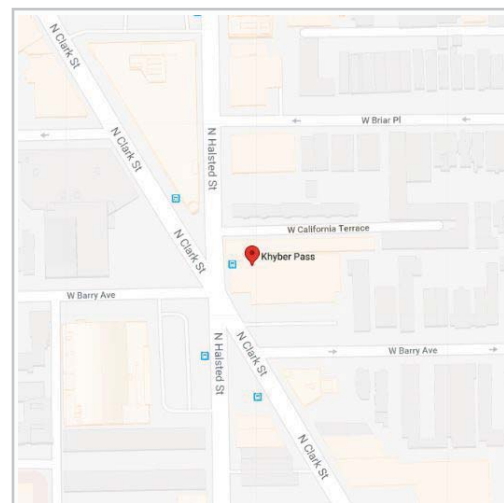
Newly built-out, quick-service restaurant located on a 4-corner intersection! Includes Black Iron, full kitchen and prep area with extensive equipment, as well as 30 parking spaces. Casual comfortable dining area seats 20+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining.

Operating business. Do not disturb employees or management.

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. 3/71 02-10-2015

Map

Intersection Halsted/Clark/Barry



LISTING INFO

Agent Responsible	Jarrett Fradin
Transaction Type	Asset Sale with Lease Assignment and Bill of Sale for FF&E
Type of Property	Restaurant- QSR (NO PIZZA)
Property Data	
Property Name	Khyber Pass
Address	3113 N. Halsted St.
City, Zip Code	Chicago, 60657
Area	Lakeview
County	Cook
Sale Price	\$64,900 (Asset Sale)
Rental Rate	\$3,500 Per Month
Lease Type	Gross
Lease Term	Base Term 5 years ending Aug 31, 2020
Options	One 5 Year
Yearly Adjustment	September 1, 2017 thru August 31, 2020(\$3,500) September 1,2020 - August 31,2022 (\$3,700) September 1,2022 - August 31, 2025 (\$4,000)
Signage	Additional Signage for Tenant On Parking Out lot
CAM & Insurance	INCLUDED IN GROSS RENT
Taxes	INCLUDED IN GROSS RENT
Security Deposit	\$7,000
Building Type and Year Built	Brick- Stucco
# of Seats	Approx. 24
Stories	Single Story
Size	Approx. 1,000 SF
Parking	30 Spaces
Zoning	B3-2
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	200 Amp
Ceiling Heights	10 ft.
Ward	44th
Alderman	Tom Tunney (773) 525-6034
Nearby Businesses	Domino's Pizza, Clark St. Dogs, Eat A Pita, Marshalls, Briar Street Theater, Walgreens, Sportmart, DSW
Business Description	Newly built-out, quick-service restaurant located on a 4-corner intersection! New Black Iron, full kitchen and prep area with extensive equipment, as well as 30 parking spaces. Casual comfortable dining area seats 20+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining.
Cross Streets	Intersection of Halsted/Clark/Barry
Location Description	Lakeview is bordered by West Diversey Pkwy. on the south, West Irving Park Rd. on the north, North

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	<p>Ravenswood Ave. on the west, and the shore of Lake Michigan on the east. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques. Lakeview encompasses two popular districts: Wrigleyville, home of Wrigley Field & the Chicago Cubs; and Boystown, one of the nation's largest and most vibrant LGBT communities.</p>
Business Data	
Is the business currently operating?	Yes. <i>Please do not disturb employees or management.</i>
Year Established	2015
Years of Operation	2 years
No. of Employees	3
Hours of Operation	6 Days a Week Tuesday-Sunday 11:00 AM – 9:30 PM
Reason for selling	Pursuing other Business
FF&E included in price?	Yes, please see agent.
Inventory included in price?	TBD
Will seller provide training?	TBD
Growth/Expansion possibilities	Breakfast, 7 Day Operations, Marketing, Delivery