

# Lakeview- Chicago FAST-CASUAL RESTAURANT WITH BLACK IRON AND ALL FF&E INCLUDED



566 W. Lake St. Suite 320  
Chicago, Illinois 60661-1411  
kudangroup.com

905 W. Belmont Ave. Chicago, IL - Gyro Mena



**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 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.

905 W. Belmont Ave. Chicago, IL- Gyro Mena

Size (Approx.)	1,250 SF
Rental Rate	\$45/SF Net
Asking Price	\$84,900 (Business Sale) <b>Price Reduced!</b>

For additional information or to schedule a showing contact:

Adam Salamon

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	48,150	208,455	495,472
2015 Female Population	48,634	211,723	497,701
2015 Total Population	96,784	420,178	993,173
2013 Daytime Population			

## Income

Median Household Income	\$68,156	\$66,398	\$58,889
Avg. Household Income	\$102,382	\$99,778	\$89,987
Per Capita Income	\$59,478	\$52,286	\$41,829

## Nearby Businesses

Walgreens  
Philly's Best  
Ann Sather's  
Never Mind Women's clothing  
Bop N Grill

## Description

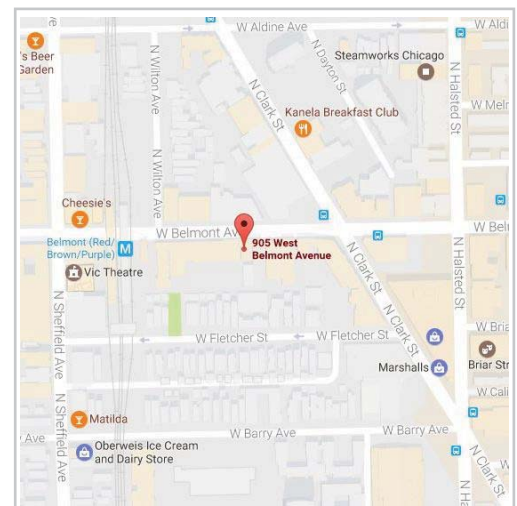
Great fast casual restaurant available in the heart of Lakeview. Space comes complete with a large black iron/exhaust system and a full basement for storage. All furniture, fixtures and equipment are included with the business. **MOTIVATED SELLER!**

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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. A126 09-01-2015

## Map

Belmont Ave. & Clark St.



### LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Business Only Sale
Type of Property	Restaurant
Real Estate included in price?	No
<b>Property Data</b>	
Business Name	Gyro Mena
Address	905 W. Belmont Ave.
City, Zip Code	Chicago, 60657
Area & County	Lakeview Area / Cook County
Sale Price	\$84,900.00 (Business) <b>Price Reduced!</b>
Rental Rate	\$45/SF
Lease Type	Net
Lease Term	Five Year Term
Yearly Adjustment	3% Annually
Options	To Be Determined
Security Deposit	To Be Determined
# of Seats	20
Stories	Three
Taxes and Insurance	\$8.79 PSF
CAM	No CAM charge. Tenant is responsible for their own scavenger, snow, etc.
Size	1,250 SF
Zoning	B3-3
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Type of Basement	Full
Ceiling Heights	10'
Alderman	Tom Tunney of the 44th Ward - 773-525-6034
Nearby Businesses	Walgreens, Philly's Best, Ann Sather's, Never Mind Women's Clothing, Bop N Grill
Description	Great fast casual restaurant available right in the heart of Lakeview. Space comes complete with a large black iron/exhaust system and a full basement for storage. All furniture, fixtures, and equipment are included with the business. <b>Motivated Seller!</b>
Cross Streets	Belmont Ave. & Clark St.
<b>Business Data</b>	
Is the business currently operating?	Yes. <b>Operating business, please do not disturb employees.</b>
Year Established	2012
Years of Operation	4 ½ Years
No. of Employees	4-5
Hours of Operation	11am to 12pm
Approx. Annual Gross Sales	\$400,000.00
FF&E included in price?	Yes