

Lincoln Square/North Center - Chicago

NEWLY REMODELED RESTAURANT WITH ALL FF&E INCLUDED



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

2205 W. Montrose Ave. Chicago, IL 60618



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	26,008	252,474	492,349
2015 Female Population	26,877	247,182	494,821
2015 Total Population	52,885	499,656	987,170
2015 Total Households	23,326	212,876	409,954

Income

	1-mi.	3-mi.	5-mi.
2015 Median Household Income	\$58,792	\$54,075	\$55,996
2015 Per Capita Income	\$38,064	\$35,385	\$35,609
2015 Average Household Income	\$85,465	\$80,874	\$83,980

Nearby Businesses

Monty Gaels
Tiny Lounge
Northman
Jury's Fork

Bad Apple
Royal Thai
Half Acre Beer Co.
Wild Goose Bar

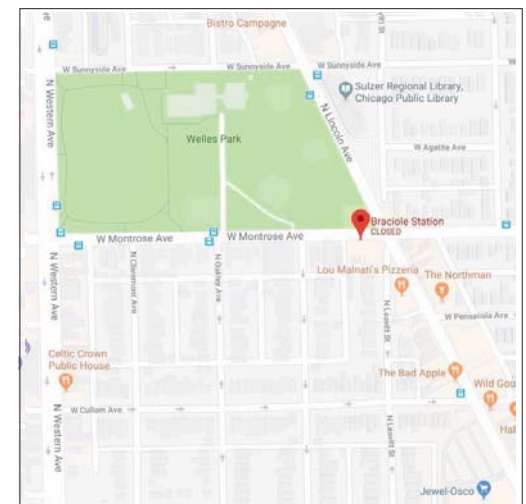
Description

Amazing little restaurant right in the heart of North Center located across the street from Welles Park. The space is newly remodeled with all new equipment and exhaust hood. Full basement is included in rate. All FF&E included. Showings are available upon request.

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. 2-6-2014 - 1031

Map

Montrose Ave. & Lincoln Ave.



Lincoln Square

Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts and dining are the focus here. Neighborhood gems dot the streets along every corner. Family, fun, and festivals are true components that make this neighborhood.

Braciole Station - 2205 W. Montrose Ave. Chicago, IL 60618

Size (Approx.)	650 SF + Full Basement
Base Rent	\$1,802 per Month (NNN)
Zoning	B1-2
Price	\$54,900 (Business)

For additional information or to schedule a showing contact:

Adam Salamon

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LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Business Sale with Lease Assignment
Type of Property	Restaurant
Property Data	
Address	2205 W. Montrose Ave.
City, Zip Code	Chicago 60618
Area	North Center – Lincoln Square
County	Cook
Sale Price	\$54,900.00 (Business)
Rental Rate	\$1,802.00 Base Rent (\$33.27/SF)
Lease Type	Triple Net
Lease Term	March 31, 2020
Options	Five year option
Yearly Adjustment	2.5%
CAM, Insurance, Taxes	\$4.25/SF
Security Deposit	\$3,500.00
# of Seats	16
Size	650 SF
Parking	Street
Zoning	B1-2
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Type of Basement	Full Basement (650 SF)
Ceiling Heights	12'
Ward	47
Alderman – Name and Phone Number	Ameya Pawar 773-868-4747
Nearby Businesses	Monty Gaels, Tiny Lounge, Northman, Jury's Fork, Lou Malnati's, Bad Apple, Royal Thai
Cross Streets	Montrose Ave. & Lincoln Ave.
Business Data	
Business Name	Braciolo Station
Business Description	Amazing little restaurant right in the heart of North Center located across the street from Welles Park. The space is newly remodeled with all new equipment and exhaust hood. Full basement is included in rate. All FF&E included. Showings available upon request.
Year Established	2017
No. of Employees	3
Hours of Operation	11am – 9pm Sun. – Thurs., 11am – 10pm Fri. & Sat.
FF&E included in price?	Yes
Will seller provide training?	Yes