

# Lincoln Square/North Center- Chicago THREE STORY MIXED USE BUILDING W/ FULLY BUILT-OUT RESTAURANT & TAVERN LICENSE

4352 N. Leavitt St. Chicago, IL



## Lincoln Square

Lincoln Square is accessible through the Brown Line of the 'L'. Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts and crafts are a focus here and for dining, there is international flair. You can dig into authentic Mexican, feast on French fare or grab a slice of Neapolitan-goodness at a local pizzeria. Neighborhood gems dot the streets along the commercial heart of Lincoln Square at the intersections of Lawrence, Western and Lincoln Avenues, as well as the Ravenswood corridor — a unique cross-section of industry and creative businesses.

## Tiny Lounge - 4352 N. Leavitt St. Chicago, IL

Total Building	+/- 6,400 SF (Including Basement)
Restaurant	+/- 2,400 SF
Two 3 Bed 1 Bath Apts	+/- 1,350 SF (Each)
Basement	+/- 1,300 SF
CAP	8.2%
Asking Price	\$249,000 (Business Only) or \$1,449,000 (Business + 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.
<b>Population</b>			
2015 Male Population	24,226	235,863	485,844
2015 Female Population	24,300	232,526	489,269
2015 Total Population	48,526	468,389	975,113
2015 Total Households	18,271	196,044	403,374
<b>Housing</b>			
2015 Total Housing Units	19,837	216,866	442,287
<b>Income</b>			
2015 Median Household Income	\$53,738	\$52,544	\$55,831
2015 Per Capita Income	\$29,414	\$33,755	\$35,386
2015 Average Household Income	\$77,314	\$78,286	\$83,586

## Nearby Businesses

Lou Malnati's  
Monty Gaels  
Half Acre Brewery  
Old Town School of Folk Music

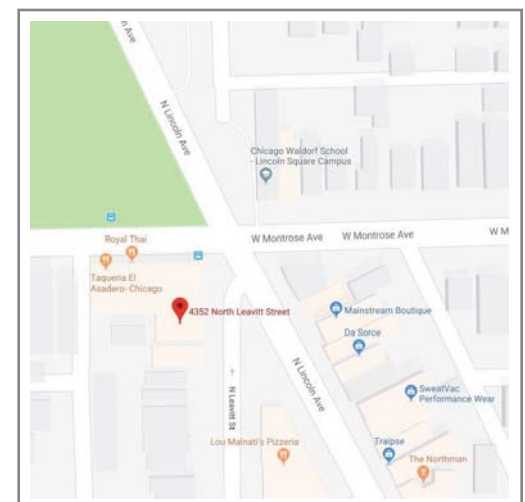
## Description

8.2% CAP Mixed-use, three-story greystone building in Lincoln Square/North Center. Includes fully built-out, modernly designed and equipped restaurant/bar with full basement, large sidewalk patio and tavern liquor license. Two 3 bedroom, 1 bath apartments include laundry, hardwood floors, porch as well as parking for 3 cars. Convenient location near park, shops, transportation and restaurants.

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. 628 1-14-2013

## Map

Lincoln and Montrose



### LISTING INFO

Agent	Brian Laskov brian@kudangroup.com
Transaction Type	Business with RE or Business and Lease
Type of Property	Mixed Use 3-Story Greystone Building. Includes Fully Built Out Restaurant/Bar with Tavern License, Basement and Sidewalk Patio. Also includes Two 3-Bedroom/1-Bath Rental Units and 3 Parking Spaces.
Sale or Lease	Both
Real Estate included in price?	Yes
<b>Property Data</b>	
Property Name	Tiny Lounge
Address	4352 N Leavitt St.
City, Zip Code	Chicago, IL 60618
Area	Lincoln Square/North Center
County	Cook
Sale Price	\$1,449,000 Business & RE -OR- \$249,000 Business Only
Rental Rate	Negotiable
Lease Type	Net
Lease Term	Negotiable
Yearly Adjustment	Negotiable
Security Deposit	Negotiable
Rental Income	\$120,000
Operating Expenses	\$21,641
CAP Rate	8.20%
Taxes	\$13,316
Building Type and Year Built	3 Story Mixed Use built 1911
Stories	3
Bldg Sq Ft	6,400 SF Total Including Basement
Lot Size	25x124
Commercial Unit	2,400 SF 1 <sup>st</sup> Floor + 1,300 SF Basement + Large Sidewalk Patio
Residential Unit	1,350 SF Each ( Two 3 Bed, 1 Bath apartments)
Parking	3 spaces in back
Zoning	C1-1
Licenses	Tavern Liquor License, Retail Food & Sidewalk Patio
A/C & Heat	Central Air and Heat
Electric (amps)	Ample
Type of Roof & Age	Flat
Type of Basement	Full Basement
Ward	47
Alderman	Ameya Pawar - (773) 868-4747
Nearby Businesses	Old Town School of Folk Music, Lou Malnati's, Half Acre Brewery, Monty Gaels, The Northman, Wild Goose, Fountainhead

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### **LISTING INFO**

Property Description	8.2% CAP Mixed Use, Three Story Greystone Building. Includes Fully Built Out Restaurant/Bar with Tavern License, Basement, and Sidewalk Patio. Also Includes Two 3 Bedroom 1 Bath Rental Units with Laundry, Hardwood Floors, Granite and 3 Parking Spaces.
Location Description	Desirable Lincoln Square/North Center neighborhood across from Welles Park, transportation, entertainment, shops and restaurants
Cross Streets	Lincoln and Montrose
<b>Business Data</b>	
Business Description	Restaurant/Bar (with Tavern License)
Years of Operation	9 years
Reason for selling	Absentee owner, too busy with other locations.
Approx. Annual Gross Sales	Please contact agent for sales data.
FF&E included in price?	Yes
Will seller provide training?	To be determined.

# MM SURVEYING CO., INC.

5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630

PROFESSIONAL DESIGN FIRM No. 184-003233

PHONE: (773) 282-5900  
FAX: (773) 282-9424

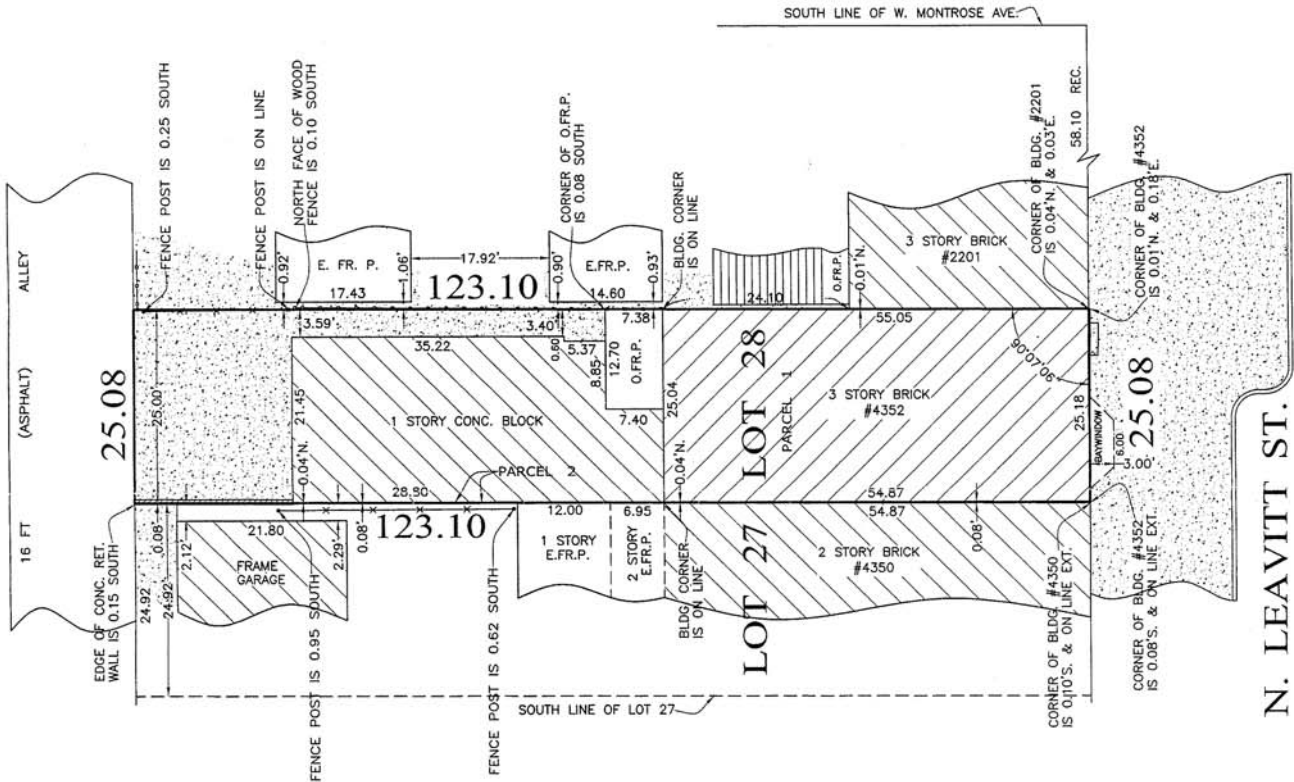
## PLAT OF SURVEY OF



PARCEL 1:  
LOT 28 IN GRANT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 1 IN BLOCK 1 IN OGDEN'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THE NORTH 1 INCH MORE OR LESS OF LOT 27 IN GRANT PARK ADDITION AFORESAID OCCUPIED BY THE BUILDINGS ERECTED MAINLY UPON LOT 28 LYING NORTH AND ADJOINING ON DECEMBER 5, 1908 THE DATE OF DEED FROM JACOB KRAFT, JR. AND WIFE FLORENCE J. MORROW RECORDED DECEMBER 29, 1908 AS DOCUMENT 4307675.

TOTAL LAND AREA = 3,087 sq.ft.



### LEGEND :

- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE PAVEMENT
- E.F.R.P. - ENCLOSED FRAME PORCH
- O.F.R.P. - OPEN FRAME PORCH
- O.B.R.P. - OPEN BRICK PORCH
- O.C.P. - OPEN CONC. PORCH
- E.C. - EDGE OF CONCRETE



STATE OF ILLINOIS  
COUNTY OF COOK

WE, M M SURVEYING CO., INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATE: May 15, 2007

SIGNATURE: John R. Kennedy

REG. ILL. LAND SURVEYOR NO. 035-003595  
LIC. EXP. NOVEMBER 30, 2008

ORDER NO. 69250  
SCALE: 1 INCH = 16 FEET  
FIELDWORK COMPLETION DATE: MARCH 01, 2006  
ORDERED BY: COLEEN FLAHERTY  
UPDATED: MAY 12, 2007

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.  
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.