

Logan Square - Chicago

TURN-KEY RESTAURANT/BAR WITH OPTION TO PURCHASE REAL ESTATE

2934 W. Diversey Ave. Chicago, IL 60647



Son of a Butcher - 2934 W. Diversey Ave. Chicago, IL	
Commercial Unit	1,400 SF (Approx.) + Basement + 2 Patios
Residential Unit	3-Bedroom Apartment
Lot Size	2,466 SF
Rental Rate	\$5,000/Month (Modified Gross)
Price	\$99,000 (Business Only)
	\$900,000 (Business and Real Estate)

For additional information or to schedule a showing contact:

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

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	37,570	266,937	617,315
2015 Female Population	35,770	264,591	634,894
2015 Total Population	73,340	531,528	1,252,209
2015 Total Households	27,775	203,075	518,889

Income

2015 Median Household Income	\$47,671	\$56,217	\$54,685
2015 Per Capita Income	\$26,325	\$33,504	\$35,320
2015 Average Household Income	\$69,002	\$86,718	\$83,703

Nearby Businesses

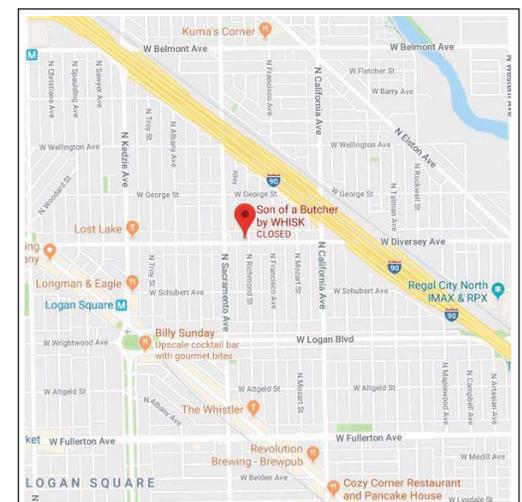
Fat Rice
Lost Lake
Superkhana International
Masa Azul

Description

Completely turn-key restaurant/bar with option to purchase real estate. Nestled along a stretch of Logan Square that includes James Beard awarded and nominated restaurants. Features include two outdoor patios that can fit 44 additional seats and an outdoor brick oven. Large basement with 2nd walk-in cooler with glycol system, prep area and offices. Real estate includes updated 3-bedroom apartment with granite and stainless steel appliances on second floor.

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. 1024 7-29-2013

Map Diversey and Richmond



LISTING INFO

Broker	Brian Laskov brian@kudangroup.com
Transaction Type	Real Estate Sale of Mixed Use Building and Business -Or- Business Only with New Lease
Type of Property	2-story Mixed Use Building
Property Data	
Property Name	Son of a Butcher
Address	2934 W. Diversey Ave.
City, Zip Code	Chicago, IL 60647
Area	Logan Square
County	Cook
Sale Price	\$900,000 Business & RE -or- \$99,000 Business Only
Rental Rate	\$5,000 per. mo. Modified Gross
Lease Type	Modified Gross
Lease Term	Negotiable
Yearly Adjustment	Negotiable
Security Deposit	TBD
Taxes	\$7,603.58 (2017)
Building Type and Year Built	1906
# of Seats	56 indoors plus 44 outdoors on 2 patios
Stories	2
Size	1,400 SF 1 st floor plus basement and 2 outdoor patios
Lot Size	2,466 SF
Parking	Street
Zoning	B3-1
Licenses	Retail Food and New Liquor License
A/C & Heat	Central Air
Basement	Yes with 2 nd walk-in cooler, prep area and offices
Ward	33
Alderman – Name and Phone Number	Rossana Rodriguez Sanchez 773-478-8040
Nearby Businesses	James Beard awarded and nominated restaurants and chefs Fat Rice (Abe Conlon), Lost Lake (Paul McGee and Land & Sea Dept.) and Superkhana International (Jason Hammel), and Masa Azul, Diversey Wine, Four Letter Word Coffee (Heisler Hospitality), IHOP and Cellar Door Provisions
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	offices. Real estate includes updated 3-bedroom apartment with granite and stainless steel appliances.
Location Description	Logan Square Crain's Chicago dubbed Diversey Avenue - from California to Kimball avenues- the hottest new Restaurant Row in the city! Near Blue Line train and easy access to 90/94 Hwy.
Cross Streets	Diversey and Richmond
Business Data	
Is the business currently operating?	No
FF&E included in price?	Yes

COMMERCIAL PHOTOS



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