

Uptown - Chicago

RECENTLY REMODELED CORNER

CAFE/RESTAURANT/BAR

4656 N. Clark St. Chicago, IL



OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



Uptown

Uptown is a Chicago North Side neighborhood. Historically a very popular tourist destination, the Uptown Entertainment District is home to various music venues, nightclubs, restaurants and shops. The Uptown Entertainment District is now experiencing a revival, with new restaurants and shops opening every year. Uptown Square, at the center of the Uptown Entertainment District, was designated as a National Historic District on the National Register of Historic Places in 2000.

4656 N. Clark St. Chicago, IL

Size	2,021 SF
Lease	\$3,368.33/Month
Lease Type	Gross
Price	\$99,000 (Business Sale) Price Reduced!

For additional information or to schedule a showing contact:

Juan Carlos Gomez

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	38,437	209,518	447,154
2015 Female Population	35,539	205,119	441,691
2015 Total Population	73,976	414,637	888,846
2011 Total Households	40,139	201,763	401,041
Housing			
2015 Total Housing Units	43,704	219,610	435,139
Income			
2015 Median Household Income	\$48,565	\$54,378	\$55,035
2015 Per Capita Income	\$38,726	\$43,589	\$42,875
2015 Average Household Income	\$71,371	\$89,579	\$95,025

Nearby Businesses

Carol's Pub
Byline Bank
Brix Catering & Events
Tiny Gian Learning Center

Highlights

Recently redesigned cafe/restaurant and bar allows for expansion to adjacent space for additional occupancy. This corner business includes a sizable sidewalk cafe fronting Chase Park. Recent nearby developments include a mixed-use 19 unit condo-complex and a proposed 24 unit townhouse development. *This is a confidential listing. All showings must be accompanied by an agent. 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. 1017 10-30-2012

Map

Clark St. & Leland Ave.



DATA SHEET – Bella ‘MBriana Caffe Ristorante

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Business Sale and Lease Assignment
Listing Status	This is a confidential listing. Do not approach employees or management. All showings must be accompanied by broker.
Property Type	Restaurant and Bar
Property Name	Bella ‘MBriana Caffe Ristorante
Address	4656 N. Clark St.
City, Zip	Chicago, IL 60640
Area	Uptown
County	Cook
BUSINESS INFORMATION	
Asking Price	\$99,000.00 (Business Sale) <i>Price Reduced!</i>
Rental Rate	\$ 3,368.33/Month
Lease Type	Gross
Yearly Adjustments	3%
Duration	Remaining base term expires October 14, 2020.
Options to Extend	5 Years
Security Deposit	Subject to financial renew.
Size (Interior)	2,021 S.F. (Approximately) May expand an approximate additional 2,000 s.f. into adjacent space.
Basement	N/A
Occupancy	Under 99
HVAC Age	Contact Agent
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	Single Story in Mixed Use
Building Type	Commercial
Parking	Street Parking
Zoning	B2-3
Licenses	Retail Food, Incidental Liquor Licenses and Outdoor Patio Permit
Ward & Alderman	47 th Ward, Alderman Ameya Pawar
Nearby Businesses	Carol’s Pub, Byline Bank, Brix Catering and Events, Tiny Giants Early Learning Center, Staples
Property Description	Restaurant/Bar in Commercial
Cross Streets	Clark St. and Leland Ave.
Is the business currently operating?	Yes , please do not disturb employees or management.
Business Description	Recently redesigned café/restaurant and bar allows for expansion to adjacent space for additional occupancy. This corner business includes a sizable sidewalk café fronting Chase Park. Recent near-by developments include a mixed-use 19 unit condo-complex and a proposed 24 unit townhouse development. <i>This is a confidential listing. All showing must be</i>

	<i>accompanied by listing agent. Do not disturb employees or management.</i>
Operating Hours	Sunday: 11:00 AM – 10:00 PM Monday: Closed Tuesday: 4:00 PM-10:00 PM Wednesday: 4:00 PM-10:00 PM Thursday: 4:00 PM-10:00 PM Friday: 4:00 PM-10:00 PM Saturday: 11:00 AM-10:00 PM
Showings	Must Accompany Agent During Non-Operating Hours
Annual Gross Sales	Contact Agent