

An open heavy metal safe is shown in a room with ornate, patterned wallpaper. The safe door is swung open to the right, revealing a complex internal mechanism of gears and bolts. A white circular logo with the text 'THE BEDFORD' is superimposed on the inner part of the door. The safe's interior is visible through the opening, showing a dark space with some equipment.

*Wicker Park  
Rare Opportunity*

**THE BEDFORD**

# *Licenses & Assets for Sale*

1612 W. Division St. Chicago, IL

Rare, fully built-out restaurant, bar and lounge at the great corner of Ashland & Division.

Located in the lower level of a historic 1920's bank building (formerly MB Bank).

Size	+/- 9,623 SF
Rental Rate	\$20,495.77
Rental Type	Net
Price	\$495,000.00

### *Features include:*

- A bank vault and seating surrounded by safety deposit boxes
- Seperate dining and private party rooms.
- Open floor plan with 8 handle beer system and large kitchen area
- Exquisitely built dining room with marble and hardwood throughout.

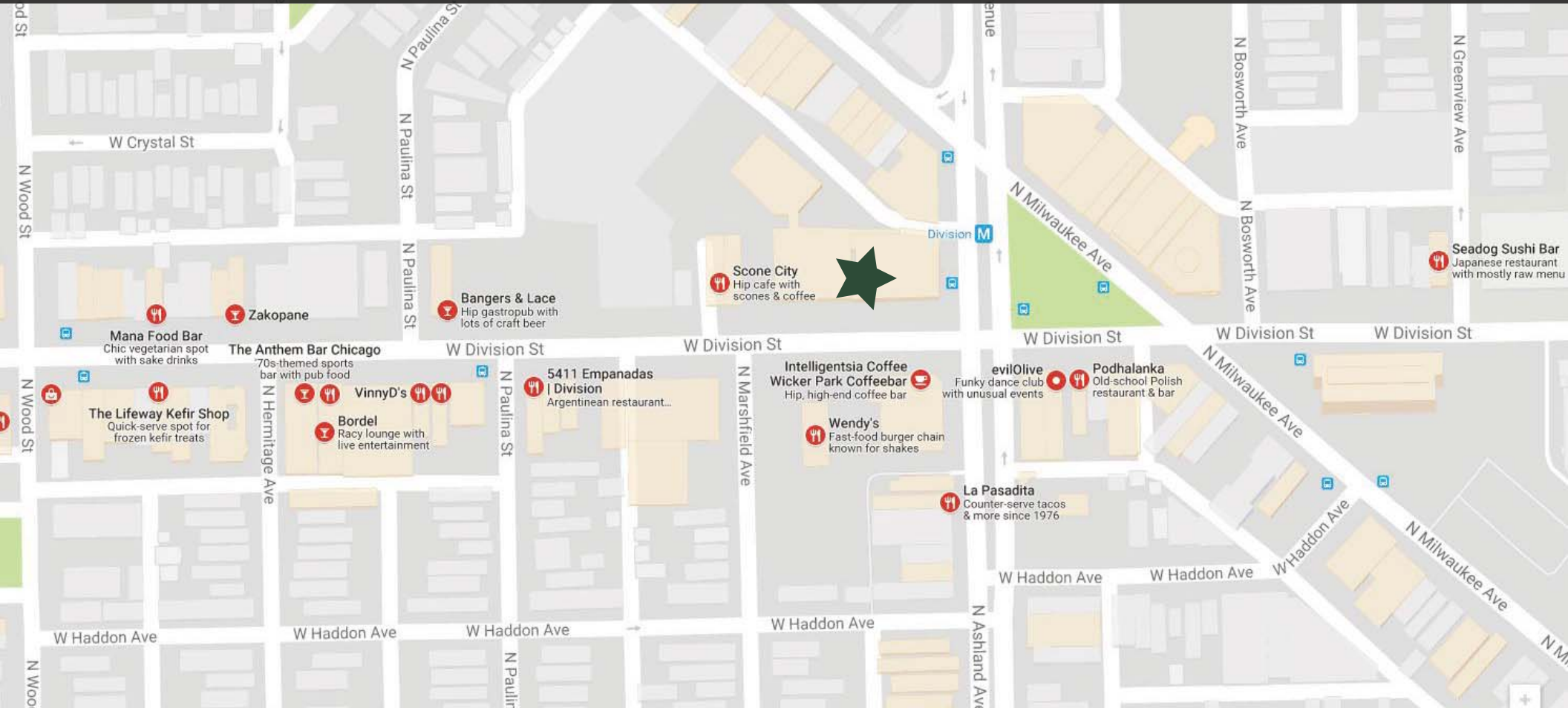
**THE BEDFORD**

# Property Data

1612 W. Division St. Chicago, IL

Taxes	\$208.33 Monthly
CAM	\$616.66 Monthly
Yearly Adjustments	2%
Duration	Base Term Expires 9-30-2029 (12 Years Remaining)
Options	Four (4) Five Year Options.
Security Deposit	2 Months Base Rent
Size (Interior)	9,623 SF(Approx)
Occupancy	240
Electric (amps)	Three Phase
Stories	Ground Floor of Mixed Use Building
Building Type	Commercial
Parking	Valet and Street
Zoning	C1-3
Licenses	PPA, Incidental Liquor, Retail Food
Ward & Alderman	Proco Joe Moreno (312) 643-2299

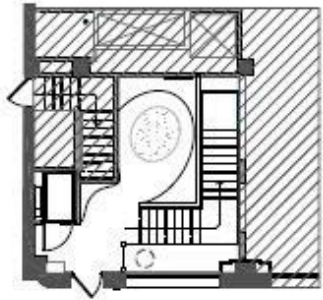
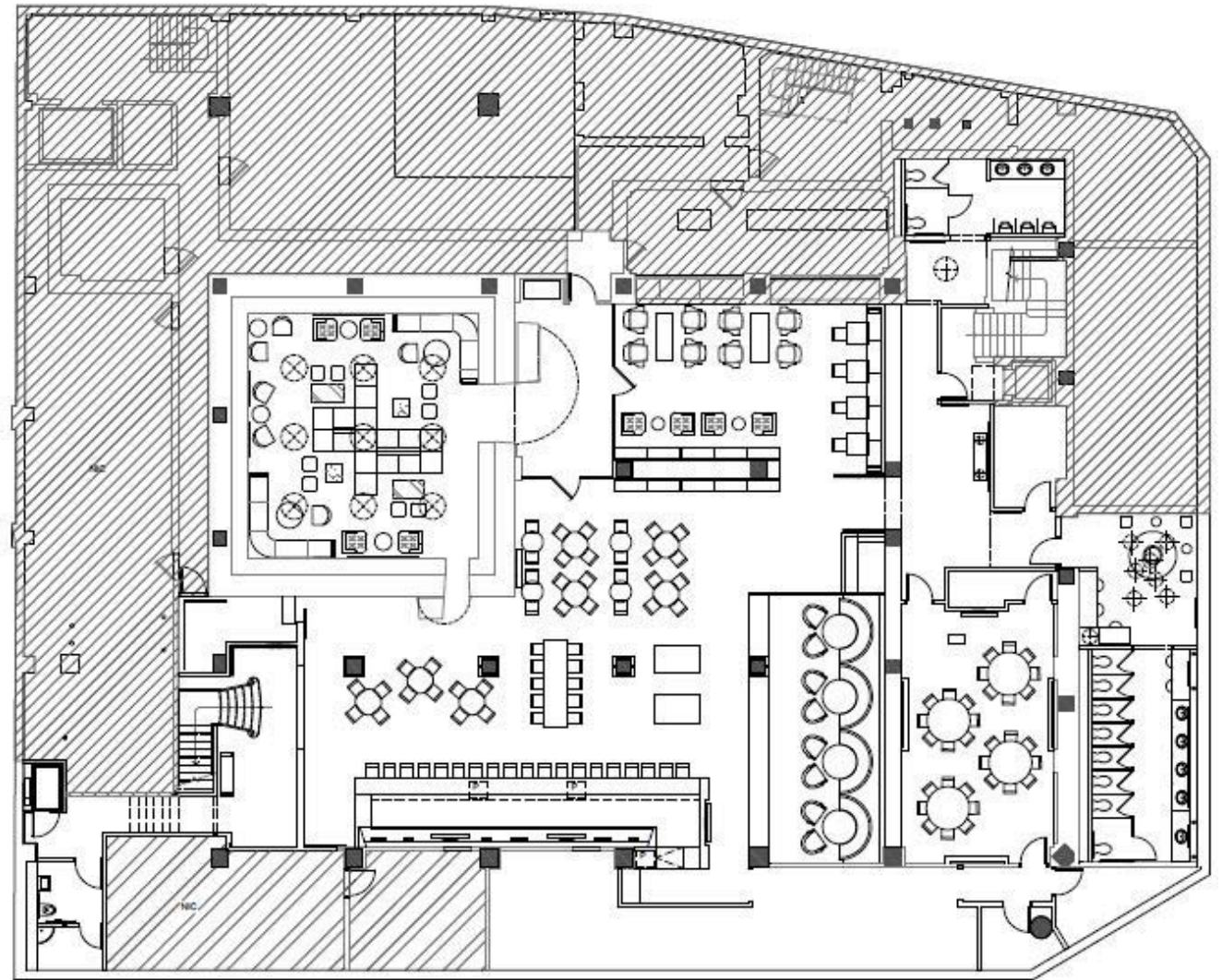
# MAP



## Nearby Businesses:



# FLOOR PLAN



1 ENTRY FF&E

2 BASEMENT FF&E

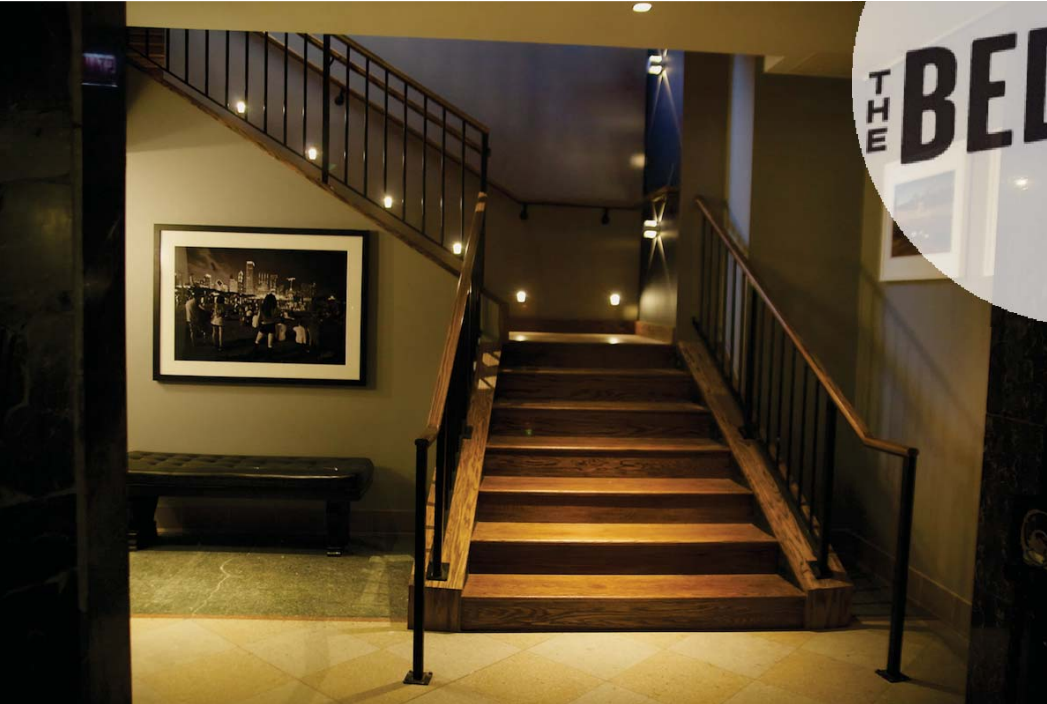


THE **BEDFORD**





THE **BEDFORD**







**THE BEDFORD**

*For Showings and Financials,  
please see agent.  
Proof of Funding Required.*

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