

Lincoln Park - Chicago

LONGSTANDING IRISH PUB/RESTAURANT IN LINCOLN PARK

2723 N. Halsted St. Chicago, IL 60614



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



Lincoln Park

Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

Hidden Shamrock - 2723 N. Halsted St. Chicago, IL 60614

Sizes (Approx.) 3,000 SF + 1,500 SF Basement

Lot Size (Approx.) 3,125 SF

Rental Rate \$29 PSF NNN

Sale Price \$225,000 (Business Only)

For additional information or to schedule a showing contact:

Bob Borchardt

Daniel Rubinow

312.575.0480 Ext. 12

312.575.0480 Ext. 23

Bob@kudangroup.com

Daniel@kudangroup.com



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	39,857	201,388	470,067
2015 Female Population	43,127	205,490	474,593
2015 Total Population	82,984	406,878	944,660
2015 Total Households	47,219	214,736	435,292
Housing			
2015 Total Housing Units	52,648	228,594	447,329
Income			
2015 Median Household Income	\$66,122	\$70,598	\$59,952
2015 Per Capita Income	\$60,044	\$57,322	\$43,465
2015 Average Household Income	\$101,196	\$105,876	\$91,611

Nearby Businesses

Sapori Trattoria
Durkin's
Dunkin' Donuts
Walgreens

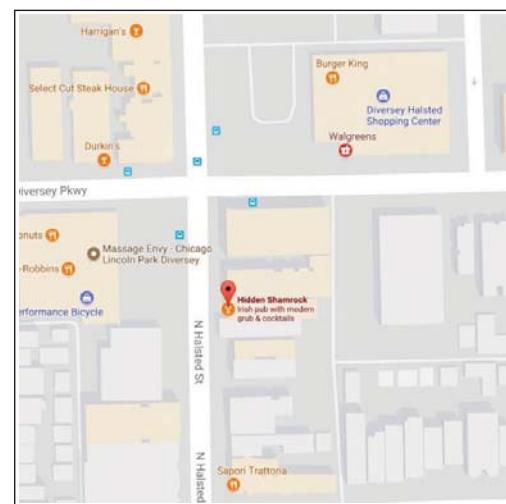
Description

Longstanding Irish restaurant and bar in Lincoln Park. Established in 1987, it was only the 2nd tavern on North side to serve and pour a Guinness. Today it is a true Gastro pub with a long list of craft beers and whiskies anchoring the drink menu. Completely renovated in 2014, this charming, airy space features a fireplace, wood topped bar and exposed brick walls. The space also includes a large back room with a stage for music, comedy and private events.

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. 1026 8-23-2013

Map

Diversey & Halsted



LISTING INFO

Agent(s) Responsible	Bob Borchardt/Daniel Rubinow
Transaction Type	Business for Sale Only
Type of Property	Bar/Restaurant
Property Data	
Business Name	Hidden Shamrock
Address	2723 N. Halsted
City, Zip Code	Chicago, Il. 60614
Area	Lincoln Park
County	Cook
Sale Price	\$225,000.00 (Business Only)
Rental Rate	\$29.00 PSF
Lease Type	Triple Net
Lease Term	10-years
Yearly Adjustment	3%
CAP Rate	N/A
Taxes and Insurance	Approx. \$5.75 PSF
Security Deposit	Two months
Building Type and Year Built	Approx. 1940
# of Seats	100
Stories	one
Size	Approx. 3,000 SF
Lot Size	Approx. 3,125
Parking	Street
Zoning	B1-2
Licenses	Tavern, Retail Food
A/C & Heat	Gas forced air
Electric (amps)	Standard
Type of Roof & Age	N/A
Type of Basement	Approx. 1,500 SF
Ceiling Heights	12 FT.
Ward	43
Alderman – Name and Phone Number	Michele Smith 773-348-9500
Nearby Businesses	Sapori Trattoria, Durkin's, Dunkin' Donuts, Walgreens, Social Affairs Coffee, aliveOne
Property Description	Longstanding Irish restaurant and bar in Lincoln Park. Established in 1987, it was only the 2nd tavern on North side to serve and pour a Guinness. Today it is a true Gastro pub with a long list of craft beers and whiskies anchoring the drink menu; along with Irish and American menu classics. Completely renovated in 2014, this charming, airy space features a fireplace, wood topped bar and exposed brick walls. The space also includes a large room with a stage for music, comedy and private events.
Cross Streets	Diversey & Halsted

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LISTING INFO

Business Data	
Is the business currently operating?	YES
Business Name	Hidden Shamrock
Year Established	1987
Years of Operation	30
No. of Employees	10
Hours of Operation	5pm-2am Sun/Thurs. and 12 Noon-3AM Fri. Sat.
Reason for selling	Owners retiring from hospitality business
Approx. Annual Gross Sales	\$750k
FF&E included in price? Value?	Yes to all furniture. Coolers and cooking equipment in 3 rd year of 5-year lease (\$1200). \$1 buyout at end.
Inventory included in price? Value?	Negotiable
Will seller provide training? How long?	Yes. Time and existing staff negotiable
Competition/Market Overview	Well positioned location for any concept. Several other bars and restaurants in the area. Strong pedestrian counts.
Growth/Expansion possibilities	Private events, delivery.