

# Gladstone Park - Chicago ESTABLISHED RESTAURANT FOR SALE WITH REAL ESTATE

The Garage - 6154 N. Milwaukee Ave. Chicago, IL



## Gladstone Park

Gladstone Park is a neighborhood in the northern section of the Jefferson Park community area of Chicago. It is the home to many municipal workers. The numerous examples of homes in the Dutch Colonial style has led to the area's nickname as "Little Rotterdam", an allusion to the Dutch city of Rotterdam

**6154 N. Milwaukee Ave. Chicago, IL 60646**

Building Size 4,194 SF (Approx.)

Lot Size 2,097 SF (Approx.)

Price \$1,499,000 (Business & Real Estate) **PRICE REDUCED!**

For additional information or to schedule a showing contact:

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## Demographics

Population  
Male Population 39,311  
Female Population 41,378  
Total Population 80,688

Total Households 31,303

Income  
Median Household Income \$66,846

Average Household Income \$86,619

## Nearby Businesses

Superdawg  
Edgebrook Golf Course  
Amitabul Restaurant

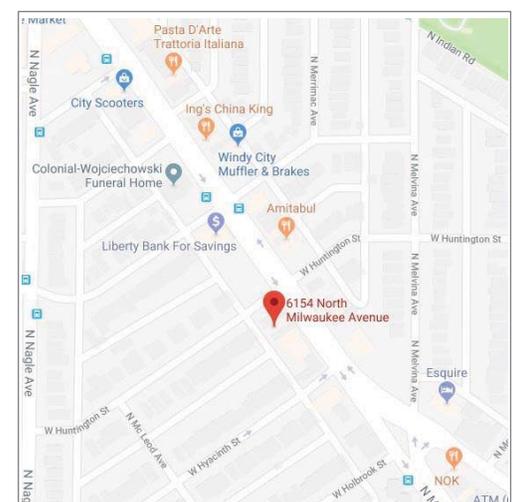
## Property Description

The Garage Bar & Sandwiches is a gem of an opportunity for anyone interested in purchasing a successful business with real estate. This restaurant and bar has shown steady financial growth since it opened and it has established itself as the destination in the neighborhood. The Garage is a fully turn-key neighborhood bar and eatery concept which features a creative food and drink menu. The building also features the area's only rooftop deck, making it a huge draw.

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. 733 4-9-2013

## Map

Milwaukee Ave. between Devon Ave. and Elston Ave.



## LISTING INFO

Agent Responsible	Daniel Rubinow
Transaction Type	Business with Real Estate
Type of Property	Restaurant and bar. Single occupant.
Sale or Lease	Sale
<b>Property Data</b>	
Property Name	The Garage Bar & Sandwiches
Address	6154 N. Milwaukee Ave.
City, Zip Code	Chicago, IL 60646
Area	Gladstone Park
County	Cook
Sale Price	\$1,499,000 <b>PRICE REDUCED!</b>
# of Seats	98 interior. 60 on rooftop deck.
Stories	2
Size (Approx.)	4,194 SF
Lot Size (Approx.)	2,097 SF
Parking	N/A
Zoning	B3-1
Licenses	Consumption on Premises – Incidental Activity Outdoor Patio Retail Food
Alderman – Name and Phone Number	Margaret Laurino (773) 736-5594
Nearby Businesses	Superdawg, Edgebrook Golf Course, Amitabul Restaurant
Cross Streets	Milwaukee Avenue between Devon Avenue and Elston Avenue
<b>Business Data</b>	
Is the business currently operating?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Business Description	The Garage Bar & Sandwiches is a gem of an opportunity for anyone interested in purchasing a successful business with real estate. This restaurant and bar has shown steady financial growth since it opened and it has established itself as <u>the</u> destination in the neighborhood. The Garage is a fully turn-key neighborhood bar and eatery concept which features a creative food and drink menu. The building also features the area's only rooftop deck, making it a huge draw.
Year Established	Since 2011
Approx. Annual Gross Sales	Approx. \$1.65 million
FF&E included in price?	Yes
Inventory included in price?	Negotiable
Will seller provide training?	Yes