

Logan Square - Chicago

Two Built Out Retail Spaces Available On Busy California Ave. Corner



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Logan Square

The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch area is characterized by the prominent historical boulevards and large bungalow-style homes. At one time, Logan Square boasted a large Norwegian-American population, centered along the historic boulevards. Logan Square was the site of the Norwegian-American cultural center, Chicago Norske Klub. Many elaborate, stylish and expensive houses and mansions line historic Logan and Kedzie Boulevards where the club was once situated. Logan Square now boasts a growing dining, bar and nightlife scene.

La Strada Cafe - 2023 N. California Ave. Units A & B Chicago, IL 60647

Commercial Unit	2,000 SF 1st Floor + Basement & Patio
Rental Rate	\$6,000 per Month (Modified Gross)
Price	\$599,000 Real Estate Only
	Equipment Negotiable

For additional information or to schedule a showing contact:

Brian Laskov

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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

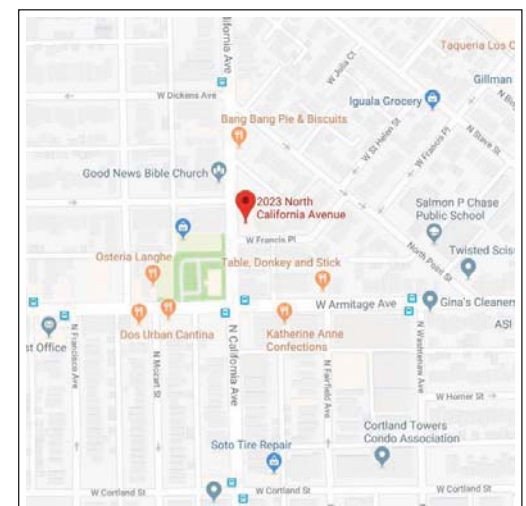
Bang Bang Pie Shop	Osteria Langhe
Lonesome Rose	Dos Urban Cantina
Golden Teardrop	Middle Brow Brewery
Table, Donkey and Stick	Boiler Room

Description

Two commercial condos available for sale. One unit previously occupied by cafe and sandwich restaurant. The other unit is a corner retail space (California & Armitage) with area for huge corner outdoor patio and basement. Owner has architectural drawings to build out restaurants with new black iron and hood. This location is suitable for a variety of retail/office uses including dentist, doctor, physical therapy, yoga, massage, salon, etc.

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 California & Armitage



LISTING INFO

Agent	Brian Laskov brian@kudangroup.com
Transaction Type	Real Estate for Sale
Type of Property	Two Commercial Condos
Real Estate included in price?	Yes
Property Data	
Property Name	La Strada Cafe Bar
Address	2023 N. California Units A & B
City, Zip Code	Chicago, IL 60647
Area	Logan Square
County	Cook
Sale Price	\$599,000 Real Estate Only Equipment Negotiable
Rental Rate	\$6,000 per Month (Modified Gross)
Lease Type	Modified Gross
Lease Term	Negotiable
Yearly Adjustment	Negotiable
Security Deposit	TBD
Taxes	\$6,844.36 Unit A / \$5,825.24 Unit B (2018)
Building Type and Year Built	1920
# of Seats	See Agent
Stories	3
Size	2,000 SF 1 st Floor + Basement and Huge Corner Outdoor Patio
Parking	Street
Zoning	C1-1
Licenses	Retail Food
Assessments	A: \$318.34 B: \$241.46
A/C & Heat	Central Air
Type of Roof & Age	Flat
Basement	Yes
Ceiling Heights	14'
Ward	1
Alderman	Daniel La Spata - (872) 206-2685
Nearby Businesses	Bang Bang Pie, Lonesome Rose, Golden Teardrop, Table Donkey and Stick, Osteria Langhe, Dos Urban Cantina, 7-Eleven, Middle Brow Brewery, Parson's Chicken, Boiler Room, 90 Miles, The Freeze
Property Description	Two commercial condos. One unit previously occupied by cafe/sandwich shop, other is a corner retail space with area for huge corner outdoor patio and basement. Great location suitable for variety of uses including dentist, doctor, physical therapy, yoga, massage, salon, etc. Owner has architectural

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	drawings to build out restaurants with new black iron and hood.
Location Description	Nestled in a part of Logan Square that includes some of the hottest restaurants in the city. Crain's Chicago dubbed Diversey Avenue - from California to Kimball avenues- the hottest New Restaurant Row in the city! Short walk to Blue Line train and easy access to 90/94 Hwy.
Cross Streets	California and Armitage
Business Data	
Is the business currently operating?	No
Business Description	Former café and sandwich shop – La Strada Café.
Reason for selling	Moving
FF&E included in price?	Negotiable