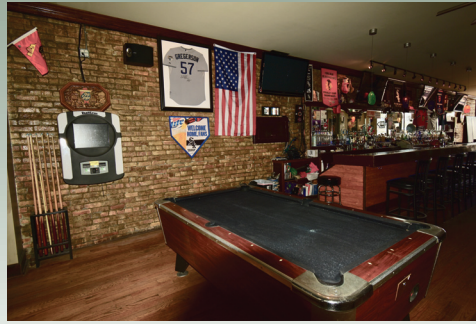


Irving Park- Chicago FULLY EQUIPPED CORNER NEIGHBORHOOD TAVERN

4342 N. Elston Ave. Chicago, IL 60641



Irving Park

Irving Park is one of 77 officially designated Chicago community areas located on Northwest Side. It is bounded by Chicago River on the east, Milwaukee Road on the west, Addison Street on the south and Motnrose Avenue on the north, west of Pulaski Road stretching to encompass the region between Belmont Avenue on the south and roughly Leland Avenue on the north. The CTA Blue Line runs through this neighborhood. Irving Park boasts an array of dive bars and coffee shops, as well as plenty of parks.

Black Tooth's Sports Bar & Lounge - 4342 N. Elston Ave. Chicago, IL

Size (Approx.) 1,000 SF

Licenses Tavern & Retail Food

Rental Rate \$1,800 per Month (Gross)

Price \$79,000 (Business)

For additional information or to schedule a showing contact:

Georg Simos

312.575.0480 Ext. 21

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

Demographics

| | Total |
|-------------------------|----------|
| Total Population | 55,417 |
| Total Households | 20,428 |
| Average Household Size | 2.7 |
| Median Household Income | \$55,953 |

Nearby Businesses

Kasbah
Zebda
Elston Grocery
Tassili

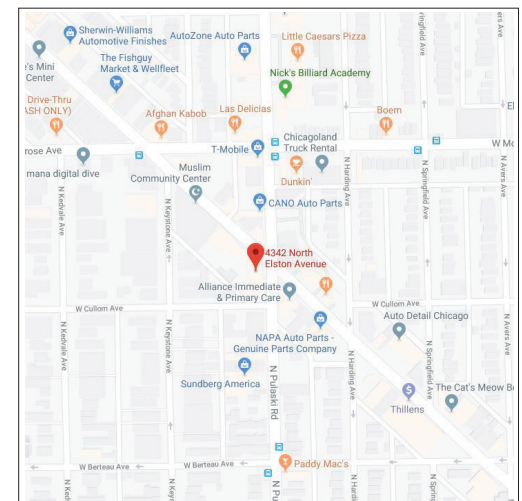
Business Description

Corner neighborhood tavern in Irving Park. Cozy space with pool table and plenty of HDTVs to watch sports games, as well as a large basement. Seats 30. Tavern & Retail Food Licenses, inventory and all FF&E included. Motivated Seller!

Operating business. 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. 653 04-18-14

Map



LISTING INFO

| | |
|--------------------------------|--|
| Agent | Georg Simos |
| Transaction Type | Business Only |
| Type of Property | Tavern |
| Sale or Lease | Lease |
| Property Data | |
| Property Name | Black Tooth's Sports Bar & Lounge |
| Address | 4342 N. Elston Ave. |
| City, Zip Code | Chicago, IL 60641 |
| Area | Irving Park |
| County | Cook |
| Sale Price | \$79,000.00 (Business Only) |
| Rental Rate | \$1,800 per Month |
| Lease Type | Gross |
| Lease Term | Three Years remaining, with 2 Five Year options. |
| Security Deposit | Two Month's |
| Building Type and Year Built | Mixed Use |
| # of Seats | 30 |
| Stories | 3 |
| Size | +/- 1,000 SF |
| Parking | Street |
| Licenses | Tavern, Retail Food |
| Basement | Yes, there is an existing basement. |
| Ceiling Heights | 10 ft |
| Ward | 39th Ward |
| Alderman | Margaret Laurino 773.736.5594 |
| Nearby Businesses | Kasbah, Zebda, Elston Grocery, Tassili, Northside Grill, Fredrick Stained Glass |
| Cross Streets | Pulaski and Elston |
| Business Data | |
| Business Name | Black Tooth's Sports Bar |
| Business Description | Corner neighborhood tavern in Irving Park. Cozy space with pool table and plenty of TVs to watch sports games, as well as a large basement. Tavern & Retail Food Licenses, inventory and all FF&E included. Possibility to expand into next door retail space. Motivated Seller! |
| Year Established | 2014 (3 Years of Operation) |
| Reason for selling | Career Change |
| FF&E included in price? | Yes |
| Inventory included in price? | Yes |
| Will seller provide training? | Yes |
| Growth/Expansion possibilities | Active management, better offerings, specials, happy hour, add kitchen, expand in to empty retail space next door. |