



TAVERN ON LITTLE FORT BUSINESS AND PROPERTY FOR SALE

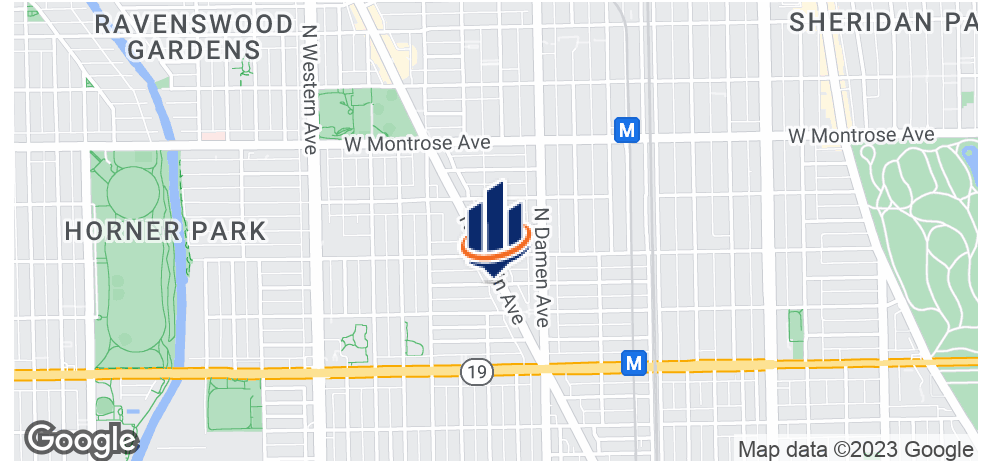
4128 NORTH LINCOLN AVENUE
CHICAGO, IL 60618

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building NOI:	\$81,340
Lot Size:	0 SF
Year Built:	1928
Building Size:	5,334 SF
Renovated:	2014
Zoning:	B3-2
Market:	Chicago
Submarket:	North Center
Price / SF:	\$210.91

PROPERTY OVERVIEW

Corner located mixed-use building located in the heart of one of Chicago's established Northside neighborhood, featuring four residential units together with a ground floor restaurant. The property has undergone significant upgrades to the restaurant and two of the residential units.

The residential portion of the property includes 3 two bedroom, one bath units and 1 three bedroom, one bath unit. Each of the units is individually metered with dedicated mechanicals. Pay laundry machines are located in the basement.

The restaurant features a full kitchen, bar, dining area, beer garden and functioning basement.

The sale includes both the real estate and business. The real estate is priced at \$1,125,000 and the business at \$125,000, which includes all furniture, fixtures, equipment, intellectual property and licenses.

PROPERTY HIGHLIGHTS

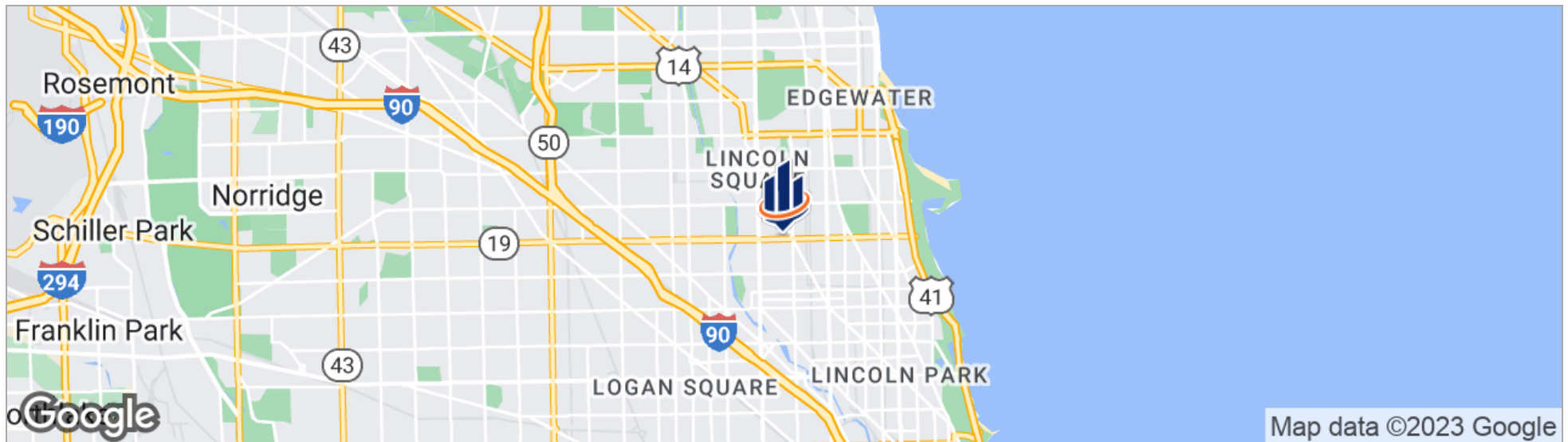
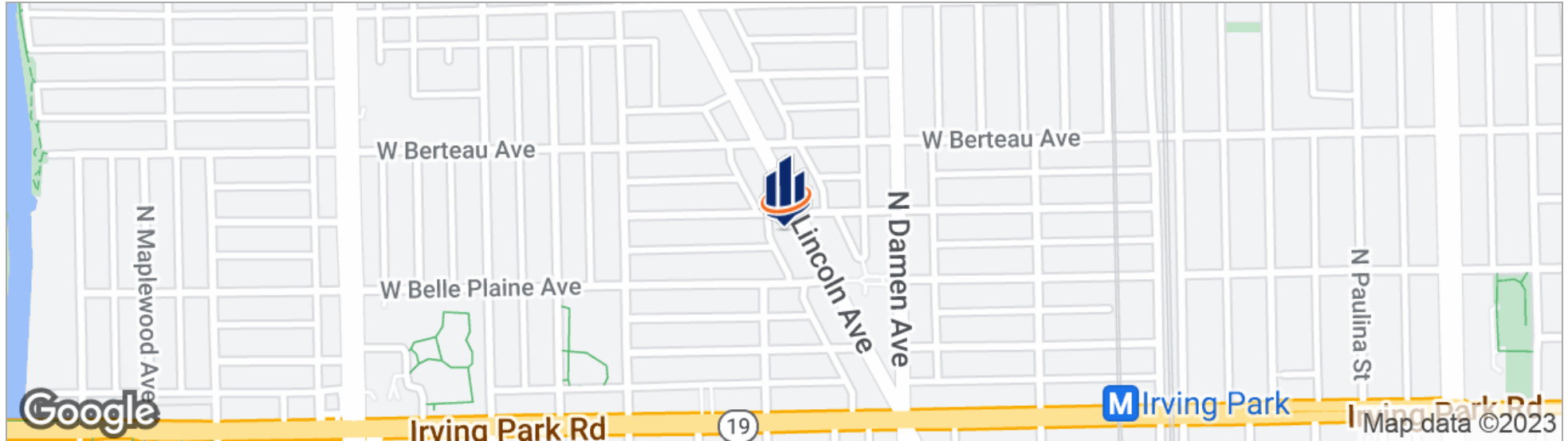
- Prominent Corner Location
- Mixed Use Building With Four Residential Units And One Commercial Space
- Significant Updates To The Residential Units And The Commercial Space
- Sale Price Includes Property And The Existing Bar Business

	<i>Tavern On Little Fort</i>
LISTING BROKERS	Marcus Sullivan and Tim Rasmussen
BUSINESS TYPE	Bar/Restaurant
BUSINESS TRADE NAME	Tavern On Little Fort
CORP/LLC NAME	Soag Inc.
BUSINESS ADDRESS	4128 North Lincoln Avenue Chicago, Illinois 60618
SALE PRICE	\$1,250,000.00
REAL ESTATE INCLUDED?	Yes. Please See Below For Specific Property Details And Income.
STOCK OR ASSET SALE	Real Estate And Stock Sale.
BUSINESS LICENSES	Incidental Liquor, Retail Food, Outdoor Patio And Sidewalk Café Permit.
BUSINESS SIZE	Approximately 1,400 Square Feet Not Including A Full Basement For Office, Refrigeration And Storage. Business Size Also Includes An Outdoor Patio Space And Additional Outdoor Seating On The Sidewalk Adjacent To The Building.
BUSINESS OCCUPACY	Business Has An Interior Occupancy Of 99. Total Exterior Occupancy For 98 Which Includes 49 On The Sidewalk Café And 49 On The Outdoor Patio.
BUILDING SIZE	Two Separate Buildings Occupy The Property. Front Building Is Approximately 2,685 Square Feet With The Ground Floor Occupied By The Restaurant And The Second Floor Occupied By Residential Tenants. The Rear Building Is Approximately 2,649 Square Feet and Is Occupied By Residential Tenants Only. There Are A Total Of Four Residential Units And One Commercial Tenant.
PROPERTY SIZE	Approximately 3,886 Square Feet On An Odd Shaped Lot
BUILDING CLASSIFICATION	Mixed Use 2-12 Building Classification
PROPERTY TAXES	2017 Property Taxes Payable In 2018 Were \$13,715.
AREA/NEIGHBORHOOD	North Center
ACTUAL ZONING	B3-2
PARKING	Street Parking Only
EXCLUSIONS	All Food And Liquor Inventory Is Excluded In Addition To Any Security Deposits Associated With The Business. Please Contact Agent For A Detailed Asset List.
TYPE OF BASEMENT	Full Basement For Storage, Office And Refrigeration
SHOWINGS	Twenty four hours notice and broker must accompany all showings during non business hours only.
BUSINESS DESCRIPTION	The Business Is A Neighborhood Focused Bar And Grill. The Location Could easily Accommodate A Number Of Different Hospitality Concepts. This Is Great Corner Location With A Huge Outdoor Component In One Of Chicago's Best North Side Neighborhoods.
UNIT MIX	<p><u>Building One:</u> Ground Floor Is Occupied By Tavern On Little Fort (\$4,000 Per Month) Second Floor Is Comprised Of One (1) Three (3) Bedroom One (1) Bathroom Residential Unit With A Monthly Rent Of \$1,850 And One (1) Two (2) Bedroom (1) Bathroom Residential Unit With A Monthly Rent Of \$1,200.</p> <p><u>Building Two:</u> First Floor Is A Two (2) Bedroom (1) Bathroom Residential Unit With A Monthly Rent Of \$1,650. Second Floor Is A Two (2) Bedroom (1) Bathroom Residential Unit With A Monthly Rent Of \$1,650.</p> <p>Total Monthly Building Income Of \$10,350.</p>
LOCATION DESCRIPTION	North Center Is A Well Regarded Community With Numerous Unique Retail Concepts And Shops As Well As A Lively Independent Bar And Restaurant Scene. North Center Has Something For Everyone. North Center Is Also Home To Some Of The City's Most Iconic Destinations, Including Half Acre Beer Company And One Of Chicago's Most Popular Summer Street Festivals, Ribfest Chicago.
DISCLAIMER	The Information Listed Above Has Been Obtained From Sources We Believe To Be Reliable; However, We Accept No Responsibility For Its Correctness. All References To Square Footage And Age Are Approximate.

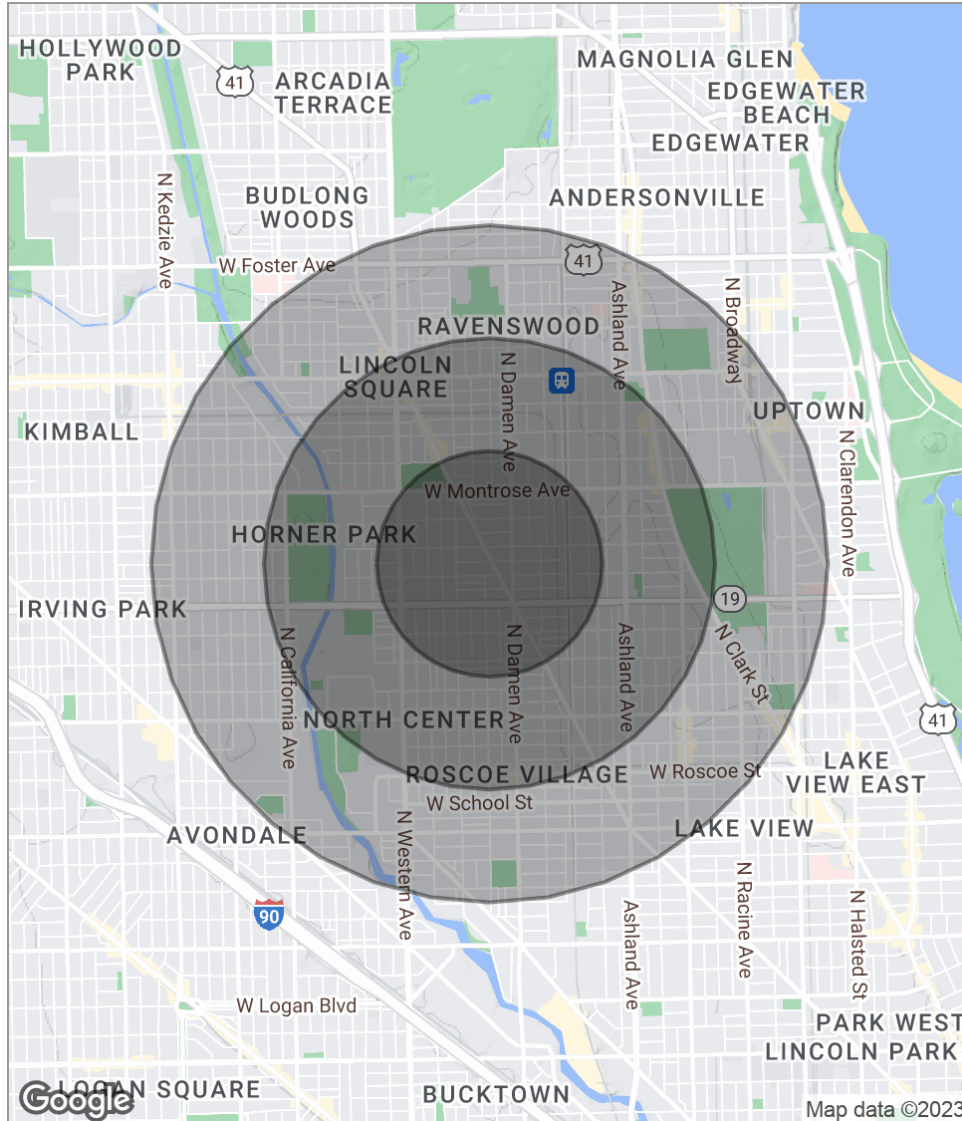
Additional Photos



Location Maps



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	14,035	58,692	135,155
Median age	33.7	33.4	33.4
Median age (Male)	32.9	33.7	33.8
Median age (Female)	35.4	33.5	33.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	6,768	27,858	62,522
# of persons per HH	2.1	2.1	2.2
Average HH income	\$96,074	\$99,631	\$96,810
Average house value	\$620,088	\$593,564	\$538,682

* Demographic data derived from 2020 ACS - US Census

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