



THE TANKARD

1635 NORTH MILWAUKEE AVENUE
CHICAGO, IL 60647

Marcus Sullivan
Assistant Vice President
O: 312.756.7357
msullivan@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$110,000
Licences:	Incidental Liquor and Retail Food
Building Size:	2,250 Square Feet
Renovated:	2016
Zoning:	B3-1
Market:	Chicago
Submarket:	Wicker Park
Lease Rate:	\$7,726.00 Per Month

PROPERTY OVERVIEW

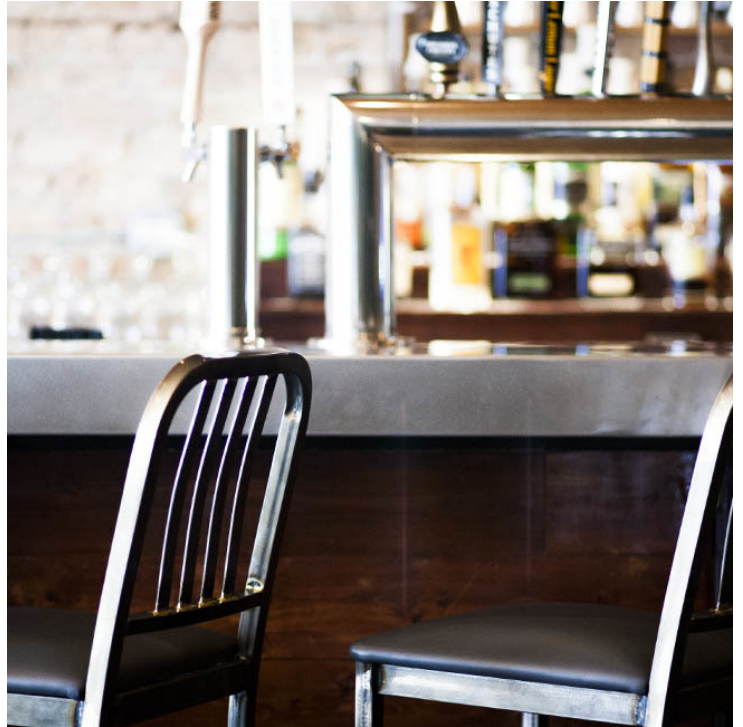
The Tankard is a neighborhood bar and restaurant located in Chicago's growing Wicker Park neighborhood. The Tankard features upscale bar cuisine paired with a well curated bar program in an intimate and comfortable setting. Perfect neighborhood location to have a great meal or sit back and watch a game.

PROPERTY HIGHLIGHTS

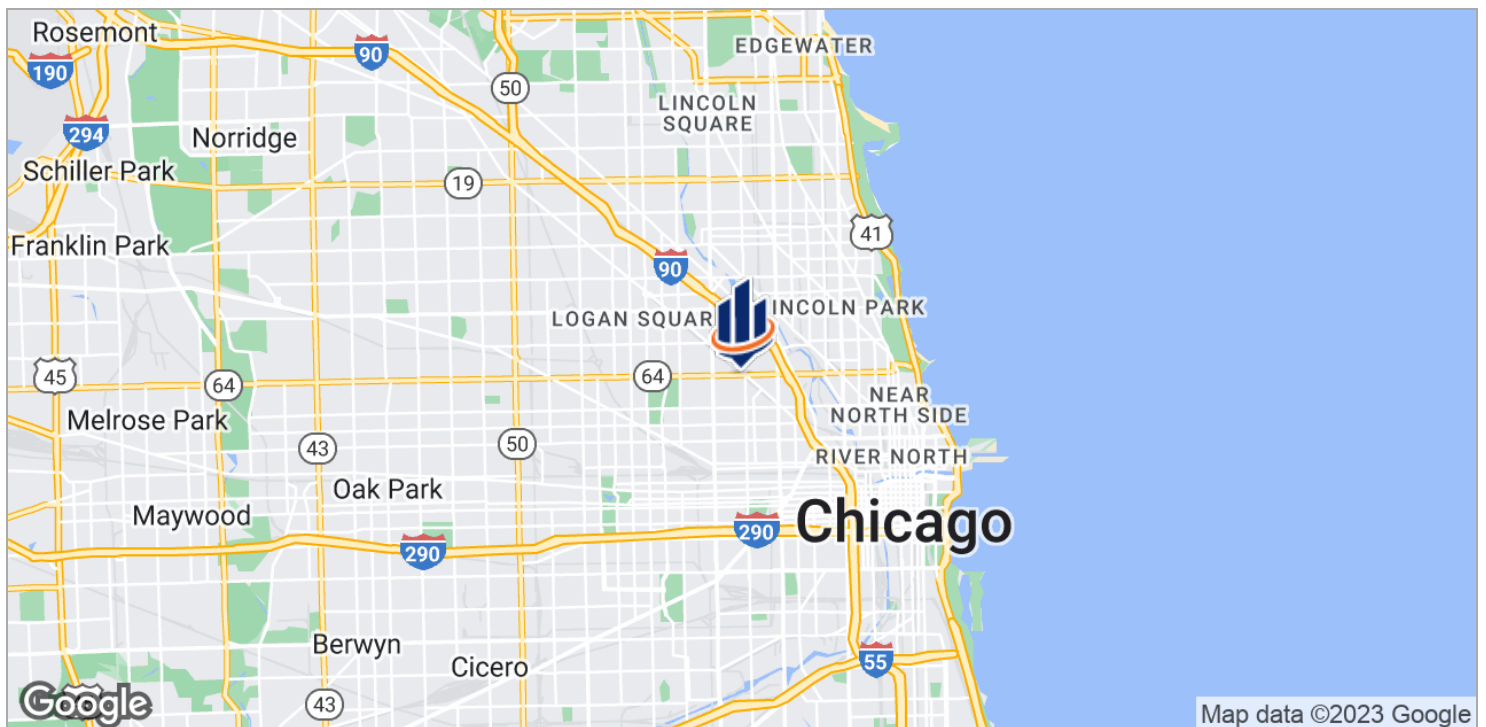
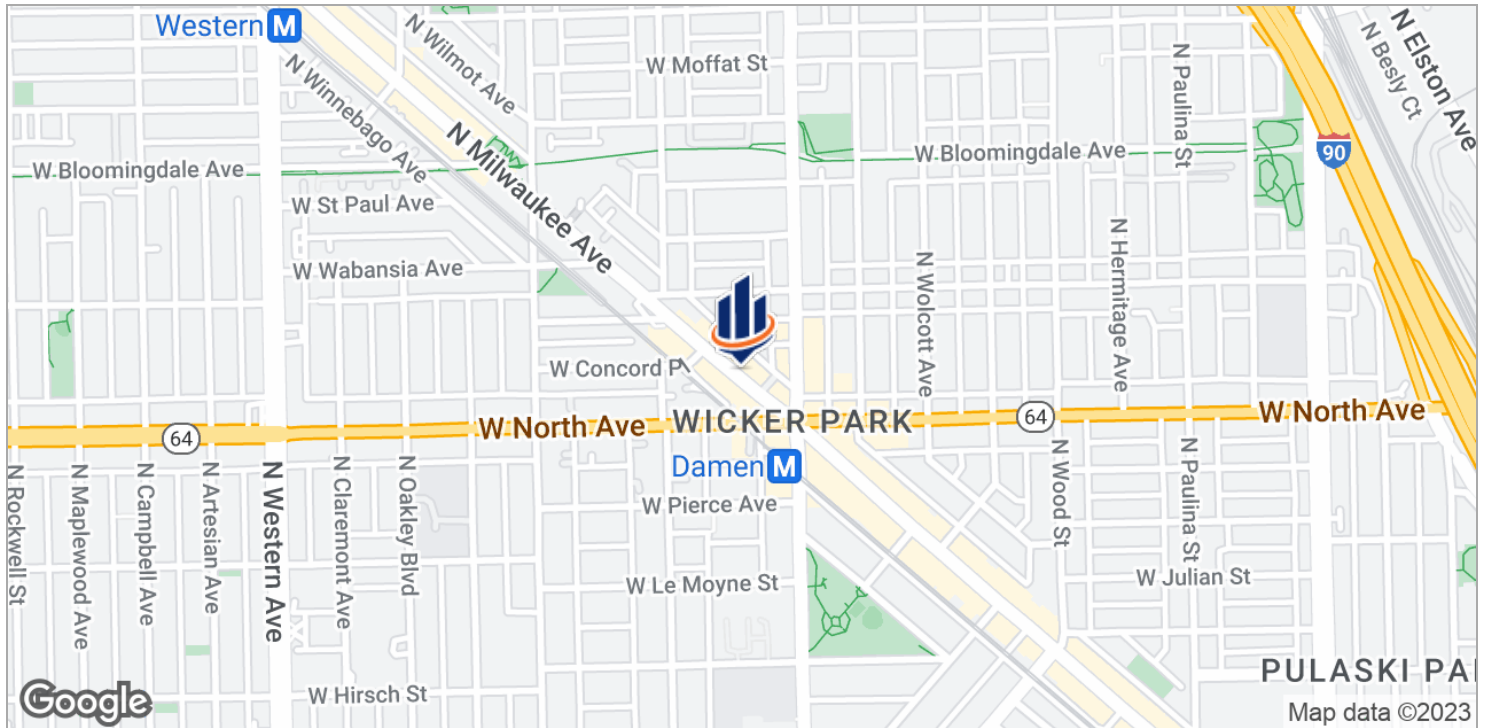
- Well Recognized Wicker Park Location
- Corporately Held And Transferable Licences
- Favorable Modified Net Lease With Options To Extend
- Premises Can Easily Be Adapted For A Number Of Different Hospitality Concepts
- High Vehicle And Pedestrian Counts
- Great Area Co-Tenancy
- Strong Area Demographics
- Close Proximity To Public Transportation

	THE TANKARD BUSINESS SALE SUMMARY
LISTING BROKERS	Marcus Sullivan
BUSINESS TYPE	Bar/Restaurant
BUSINESS TRADE NAME	The Tankard
CORP/LLC NAME	Numeruno LLC
BUSINESS ADDRESS	1635 N. Milwaukee Avenue Chicago, Illinois 60647
BUSINESS SALE PRICE	\$110,000
REAL ESTATE INCLUDED	No. This is a business sale only. Please see below for specific lease details
LEASE TERMS	Base Rental Rate: \$7,232.00 per month (Two Percent Yearly Escalations) Property Taxes: \$494.00 per month Total Monthly Rent: \$7,726.00 per month The lease including One (1) Five (5) year option is valid until June 31, 2027
SECURITY DEPOSIT	\$12,300.00
STOCK OR ASSET SALE	Stock Sale
BUSINESS LICENSES	Incidental Liquor and Retail Food licenses
BUSINESS SIZE	Approximately 2,250 Square Feet
AREA	Wicker Park
ACTUAL ZONING	B3-1
PARKING	Street Parking Only
EXCLUSIONS	Food and Liquor Inventory and Security Deposits
TYPE OF BASEMENT	None
SHOWINGS	Agent must accompany all tours during non business hours.
BUSINESS DESCRIPTION	The Tankard is a neighborhood bar/restaurant located in Chicago's growing Wicker Park neighborhood. The Tankard features upscale bar food with a well curated beverage list in an intimate and comfortable neighborhood setting.
LOCATION DESCRIPTION	Hip Wicker Park has been a residential enclave since Chicago was incorporated as a city in 1837. North Milwaukee Avenue is known for its bustling nightlife, dining and entertainment venues. The intersection of North, Damen and Milwaukee Avenue draws hip crowds with its unique shops, abundant cafes, specialty grocery stores and cool fashion boutiques.
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.

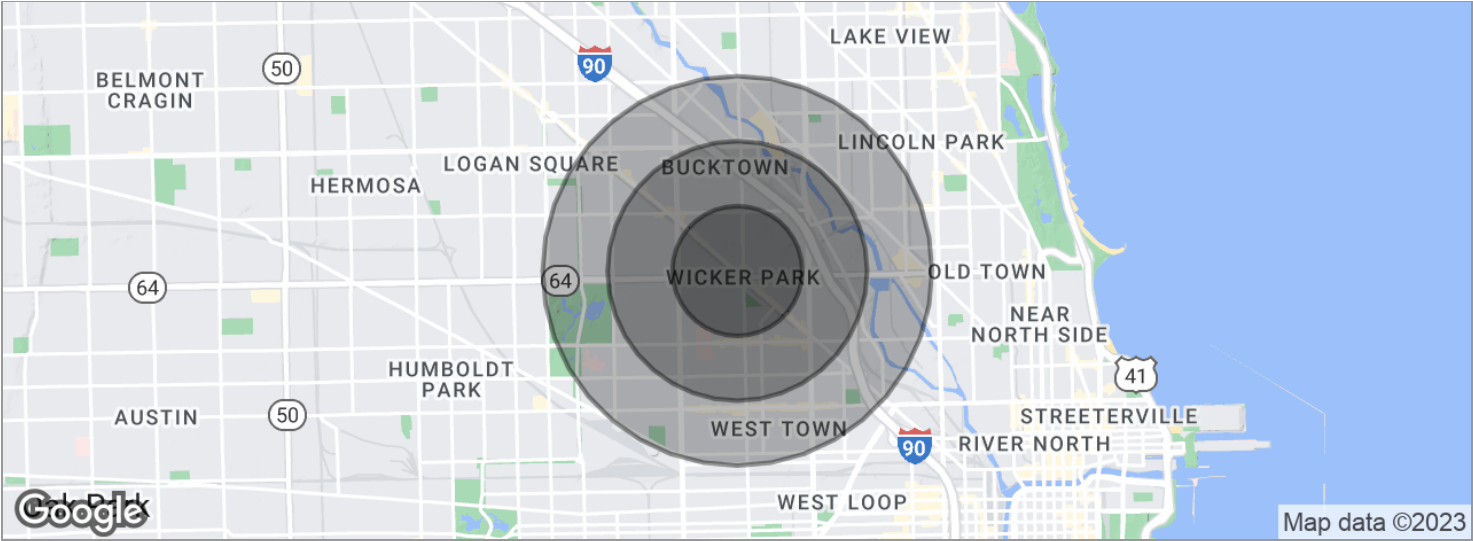
Additional Photos



Location Maps



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	17,968	67,540	135,415
Median age	31.2	30.7	30.9
Median age [Male]	32.3	31.7	31.5
Median age [Female]	30.1	29.9	30.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	8,495	30,836	59,816
# of persons per HH	2.1	2.2	2.3
Average HH income	\$122,027	\$100,492	\$92,903
Average house value	\$647,478	\$599,121	\$544,454

* Demographic data derived from 2020 ACS - US Census

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