



NORTH SIDE OF CHICAGO BUILDING AND BUSINESS

CHICAGO, IL 60618

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Property Summary

OFFERING SUMMARY

Sale Price:	\$1,250,000
Business Type	Neighborhood Bar
Licences:	Incidental Liquor, retail Food, Outdoor Patio and Sidewalk Cafe Permit
Lot Size:	3,886 Square Feet
Year Built:	1928
Buildings Size:	5,334 Square Feet
Renovated:	2014
Zoning:	B3-2
Market:	Chicago

PROPERTY OVERVIEW

Corner located mixed-use building in the heart of a prominent North side of Chicago neighborhood, featuring four residential units together with a ground floor restaurant.

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, sidewalk cafe and functioning basement.

The sale includes both the real estate and business. The real estate is priced at \$1,200,000 and the business at \$125,000, which includes all furniture, fixtures, equipment, intellectual property and licenses.

PROPERTY HIGHLIGHTS

- Prominent Corner Location In An Established North Side Of Chicago Neighborhood
- Mixed Use Building With Four Residential Units And One Commercial Space
- Significant Updates To The Residential Units And The Commercial Space

Confidentiality Agreement and Registration Form

North Side Of Chicago Mixed Use Building And Business

Please return the completed document via fax to 312-676-1867

- or -

via email to:

msullivan@svn.com -or- trasmussen@svn.com

_____ [collectively referred to as the "Client"] wishes to purchase a business, lease, renew a lease or acquire real property, and to engage SVN to assist and represent the Client in such lease or acquisition according to the terms and conditions set forth.

OR

_____ [collectively referred to as the "Client"] wishes to purchase a business, lease, renew a lease or acquire real property, SVN represents the seller in such lease or acquisition according to the terms and conditions set forth.

All inquiries and offers received with respect to this requirement shall be promptly referred to SVN, with advice to all persons, companies and firms with whom you come in contact that SVN is our exclusive representation. This agreement shall be in effect for two (2) months and may be cancelled by either party within thirty (30) days written notice.

I/We the undersigned Accepting Party/Parties and any related entities, including brokers, [the "Accepting Party"] is interested in obtaining information regarding the sale of various Businesses in order to evaluate the possible acquisition [the "Proposed Transaction"] of the business. The Owner, will not deliver, and will not authorize SVN to deliver, to Accepting Party any information with respect to the businesses which may be confidential and/or proprietary in nature unless Accepting Party executes and delivers this Confidentiality Agreement and Registration Form [the "Agreement"] and the Agreement is executed. By executing and delivering this Agreement and accepting the Evaluation Materials, Accepting Party hereby agrees as follows:

1. **Confidentiality:** Any information with respect to the businesses [collectively, the "Evaluation Materials"] provided to Accepting Party by Owner, Owner's Representative and/SVN any of their respective consultants, agents or employees [collectively, the "Seller Properties"] will be used solely for the purpose of evaluating the possible acquisition of the businesses by Accepting Party, and will not be used or duplicated for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential provided that the foregoing shall not apply (a) to information of a public nature or learned by Purchaser from any source other than seller, or (b) from and after the Closing Date. From and after the Closing Date Purchaser shall keep all financial information relating to the Tenants confidential. Nothing contained in this Section shall prohibit any party from disclosing information (i) to its lenders, members, partners, shareholders agents or consultants or prospective purchasers of any of the Parcels or any interest therein; provided that as a condition to any disclosure of Tenant's or Seller's financial information. Purchaser shall deliver to Seller a confidentiality agreement executed by the party receiving such information, (ii) as required by any applicable securities requirement, law or court order, or (iii) in any action between any of the following parties: Purchaser, Seller, Seller's Affiliate, any Purchaser's Affiliate and/or Tenant. Except as expressly provided in this Agreement, the provisions of this Section shall survive the Closing or any termination of this Agreement.
2. **Return of Evaluation Materials:** If, at any time, Accepting Party elects not to proceed with the Proposed Transaction, or, upon request of request of Owner's Representative, Accepting Party will promptly deliver to Owner's Representative all Evaluation Materials received by Accepting Party, whether received before or after the date of this Agreement, without retaining copies thereof.

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svnchicago.com svnrestaurants.com svn.com

3. **No Disclosure:** Accepting Party shall not (i) disclose the fact that discussions are taking place concerning the possible acquisition of the businesses or any of the terms thereof, or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the businesses with any other person or entity, except for Owner and SVN, except as may be expressly permitted elsewhere in the Agreement and, only in strict accordance with the provisions hereof.

By execution of this Agreement, Accepting Party hereby agrees **NOT TO DISTURB** any Tenant without the Owner's expressed permission.

ACCEPTING PARTY:

SVN Chicago Commerical:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: Listing Broker

Date: _____, 2018

Date: _____, 2018