

# North Halsted/Wrigleyville - Chicago LONG ESTABLISHED BAR/NIGHTCLUB WITH PPA LICENSE AVAILABLE



156 North Jefferson St.  
Chicago, Illinois 60661-1411  
kudangroup.com

3702 -3708 N. Halsted St. - The Cell Block



## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	40,720	193,048	483,606
2011 Female Population	38,582	189,668	472,094
2011 Total Population	79,302	382,717	955,700
2011 Total Households	46,568	197,633	437,745
Housing			
2000 Total Housing Units	51,020	215,259	458,853
Income			
2011 Median Household Income	\$59,155	\$62,709	\$56,349
2011 Per Capita Income	\$56,079	\$54,022	\$44,642
2011 Average Household Income	\$95,498	\$104,613	\$97,464

## Nearby Businesses

Little Jim's	Hydrate
Kit Kat Lounge	North End
Circuit/Rehab Lounge	Bonsai Bar
Taverna 750	Diva Thai & Sushi

## Highlights

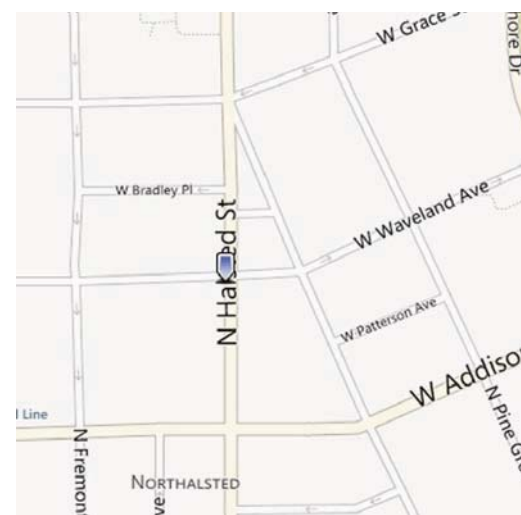
Long Established Bar/Nightclub in North Halsted/Wrigleyville neighborhood. Close to Wrigley Field and red line transit. Holds Tavern and Public Place of Amusement licenses. Business occupies ground floor and use of two residential apartments. Lease allows for the tenant to sublet three apartments and one retail storefront.

*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. 631 2-4-2013

## Map

On Halsted St. between Waveland Ave. & Bradley Pl.



## North Halsted

The North Halsted area is known for its colorful nightlife and inviting atmosphere. Bars in North Halsted close at 3am weekdays and many are open until 5am on weekends. North Halsted also consists of trendy fashion outlets, Chicago's "Off-Loop" theater district, historic architecture, wine boutiques, specialty restaurants, and shops, many of these businesses lying on Halsted, Belmont, Clark, and Broadway. North Halsted Street is the main street of this bustling district. It sports Chicago's highest concentration of LGBT-friendly establishments-an eclectic mix of bars, coffeehouses, and restaurants in accord with the equally eclectic population of local hipsters and open-minded progressives.

### 3702 -3708 N. Halsted St. - The Cell Block

Size	4,000 S.F. (Business)
Rental Rate	\$12,708/Mo. (Net) Lease rate includes 3 residential spaces & 1 retail space for \$5,500/Mo. with bar lease approx. \$7,200/Mo. Contact agent for more details.
Price	\$249,900 (Business Sale)



For additional information or to schedule a showing contact:

Smart Phone (QR Code)

Jarrett Fradin

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**LISTING INFO**

Agent(s) Responsible	Jarrett Fradin <a href="mailto:Jarrett@kudangroup.com">Jarrett@kudangroup.com</a>
Is this Confidential?	NO. <i>Please do not disturb employees. Do not ask questions as employees are unaware of marketing.</i>
Transaction Type	This is a business only sale. Please see below for lease details.
Type of Property	Bar/Nightclub
Sale or Lease	Business Sale
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	The Cell Block
Address	3702 -3708 North Halsted St.
City, Zip Code	Chicago, Illinois 60613
Area	North Halsted
County	Cook
Sale Price	\$249,900.00
Rental Rate	Rental Rate per the current lease is \$12,708.00. (Lease rate includes 3 residential spaces and 1 retail space totaling \$5,500.00 monthly resulting in a bar lease of approx \$7,200.00 (Please call listing agent for more detailed explanation and information. Tenant is responsible for Sixty percent of any increase over the 2003 base tax year. (Please contact agent directly for specific information on tenant's tax obligation.) The lease in addition to the retail space occupied by the business includes one additional retail storefront and three residential apartment units. (Please contact agent for specific rent roll information.) Apartment 1 \$1125 per month year lease Apartment 2 \$1,075 per month year lease Apartment three for lease at \$1,050 Retail space for lease for \$2,300.00
Lease Type	Net
Lease Term	Lease with options until September 30, 2017.
Yearly Adjustment	5%
CAP Rate	Not Applicable
CAM & Insurance	Please contact agent for additional occupancy costs.
Security Deposit	\$28,020.00 (Security Deposit is excluded from the sale of the corporation.)
Taxes	Please contact agent for detail property tax obligations for the tenant.

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**LISTING INFO**

Building Type and Year Built	Two story Mixed – Use brick building.
# of Seats / Occupancy	Business holds three occupancy cards. Total occupancy of 208. First Floor Front – 72 First Floor Back – 86 First Floor Back Room Patio – 50
Stories	Business occupies the ground floor of the building and use of two residential apartments above the establishment. Lease allows for the tenant to sublet three apartments and one retail storefront.
Square Feet	4,000 SF Business
Parking	Street Parking only for business patrons.
Zoning	B3-2
Licenses	Tavern & Public Place of Amusement (PPA).
A/C & Heat	Forced Air and Heat.
Type of Basement	None
Ceiling Heights	Approximately 10'
Nearby Businesses	Little Jim's, Kit Kat Lounge, Hydrate, Taverna 750.
Property Description	Long Established Bar/Club located in North Halsted
Location Description	East Lakeview. Close proximity to great nightlife and Wrigley Field.
Cross Streets	Halsted and Waveland
<b>Business Data</b>	
Is the business currently operating?	Yes. <i>Please do not disturb employees or management.</i>
Business Description	Long Established Bar/Club. Business occupies ground floor of building and use of 2 residential apartments. Lease allows for the tenant to sublet 3 apartments and 1 retail storefront.
Year Established	1997
Years of Operation	10
Hours of Operation	4:00 PM – 2:00 AM
Reason for selling	Out of State Ownership.
Approx. Annual Gross Sales	Please contact agent for sales data.
FF&E included in price? Value?	Yes, please contact agent for detailed asset list.
Inventory included in price? Value?	No.
Will seller provide training? How long?	To be determined.

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