

FOR LEASE

4042 N MILWAUKEE AVENUE

SIX CORNERS TURN-KEY
RESTAURANT FOR LEASE

Chicago, IL 60641

PRESENTED BY:

SCOTT REINISH

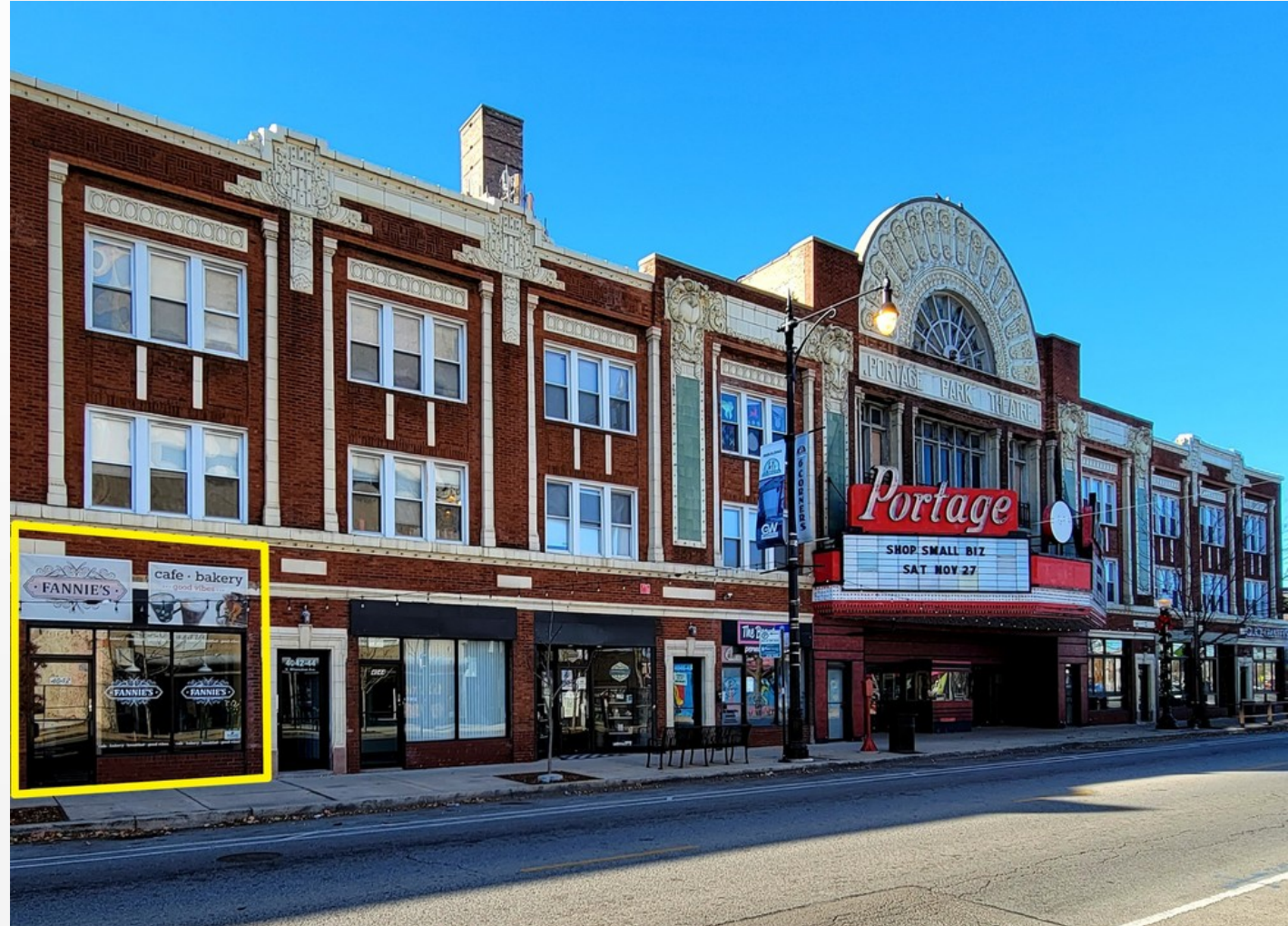
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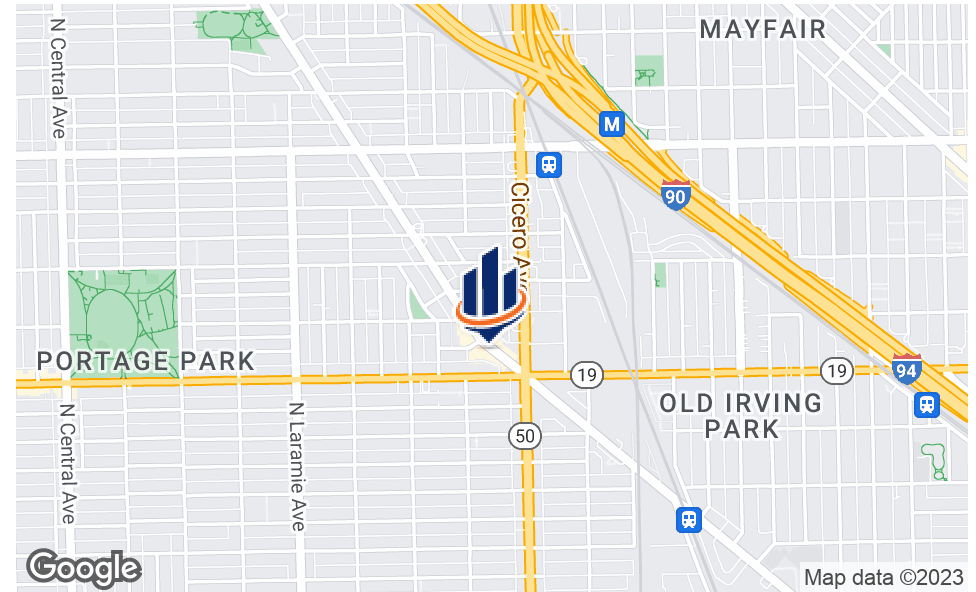
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OFFERING SUMMARY

LEASE RATE:	\$3,500/MO MG
BUILDING SIZE:	23,413 SF
AVAILABLE SF:	780
HOOD:	12' With Black Iron
FFE:	Fully Equipped
ZONING:	C1-3
BASEMENT:	Yes - 780sf +/-
NEIGHBORHOOD:	Portage Park/Six Corners
APN:	13-16-430-010-0000

PROPERTY OVERVIEW

Fully equipped, turn-key restaurant with basement available in Chicago's Portage Park's Six Corner neighborhood. Offering prominent frontage along Milwaukee Avenue. Recently completed renovation featuring a full basement, walk-in cooler, 12' hood with makeup air. A comprehensive equipment list is included in this offering memorandum. See listing broker for details. Modified gross rent. Water/sewer billed separately.

LOCATION OVERVIEW

The subject restaurant leasing opportunity is in Chicago's Six Corners neighborhood/Portage Park, a commercially active area whose corners are formed by the three-way intersection of Irving Park Boulevard and Milwaukee and Cicero Avenues. The location offers prospective restaurant operators the convenience of the city with the intimacy of a great Chicago neighborhood. The location is just twenty minutes to downtown and O'Hare Airport. Three bus lines, two Metra lines and the CTA Blue Line all serve the site and are all less than one mile from the location.

The Six Corners Shopping District is at the heart of it all, undergoing one of the City's most aggressive redevelopment plans, including the recently approved redevelopment of the former Sears store in Chicago into a mixed-use residential and retail development. Also, at the southeast corner of Milwaukee Avenue and Irving Park Road, the Clarendale Six Corners, a 258-unit residential building with 18,000 square feet of ground floor retail is underway, with an expected delivery date in the first quarter of 2022.

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Equipment List

4042 N Milwaukee Avenue Chicago

Basement Rear Storeroom

Baking Racks
"To Go" food containers
Cleaning Products (commercial size)
Large dough mixer
Shop Vac-Ridged V4000

Prep Area

Storage bin
Child's high chair
Upholstered Dining Chair
Metal High chair-stool
Yellow mop & bucket
Food prep stainless steel sink
Hand washing stainless steel sink

Flour Bin

tall / slender plastic grain storage container-commercial size

Basement Storage Room 2

Misc food storage containers: metal & plastic
Commercial size plastic spice/seasonings

Basement Counter Prep & Shelves-a

Kitchen utensils

Basement Counter Prep & Shelves-b

Stainless steel microwave under counter
Food press (noodles?) fixed to the wall

Basement Freezer

Maytag

Main Restaurant Floor

3 pendant Lights
6 square tables
2 rectangular tables
16 dining chairs
4 High top stools
2 children's high chairs
Misc coffee cups, side plates silverware wrapped
Pizza stands, utensil holders with misc silverware
Beverage cooler under countertop
Tablet
Epson ticket printer

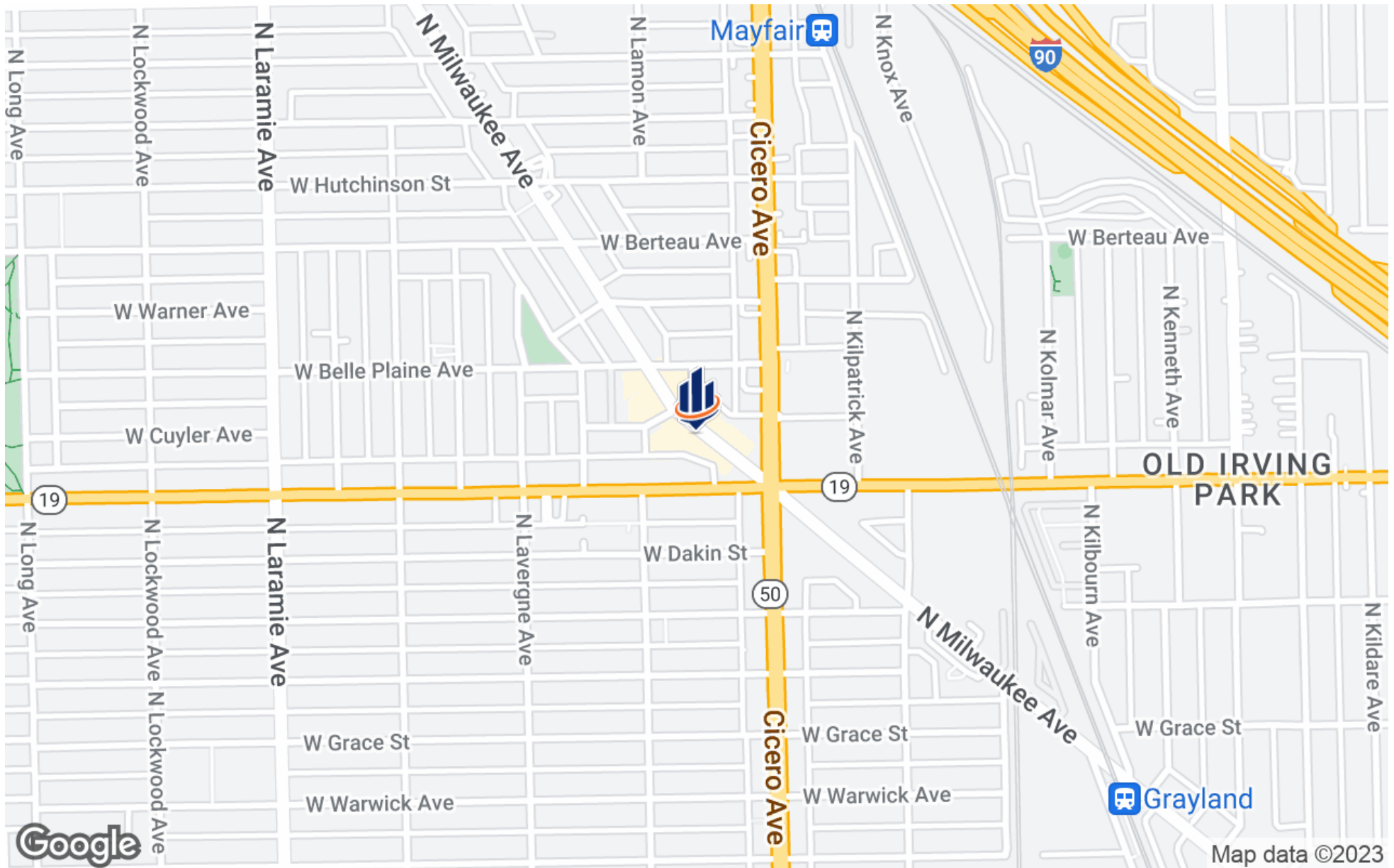
Kitchen

Extensive fixtures which include:
Vulcan gas stove, grill/broaster
Sunfire deep fryer
Avantco small deep fryer
Artic Air Countertop rectangular chiller
American dish service dishwasher
Epson ticket printer
Misc food prep containers, saute pans, utensils etc



All equipment is being delivered as-is where-is. Landlord makes no warranties or representations as to condition. Seller reserves the right to substitute or remove equipment from this list. Equipment to remain titled to Landlord.

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