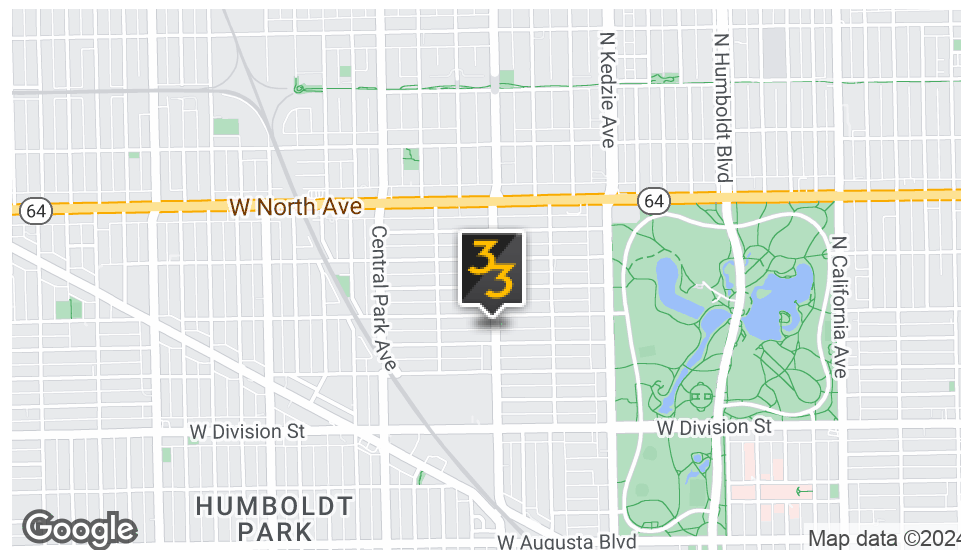


# 3400 W EVERGREEN - 1,000 SF 2ND GEN. RESTAURANT SPACE

3400 W EVERGREEN AVE, CHICAGO, IL



## OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (MG)
Available SF:	1,000 SF
Number of Units:	1
Year Built:	1907
Zoning:	B1-1
Market:	Chicago
Submarket:	Humboldt Park

## PROPERTY OVERVIEW

We are pleased to present for lease 3400 W Evergreen / 1340 N. Homan, a 1,000 SF second-generation restaurant space.

The space includes a 1,000 SF lower level space with new concrete flooring, fire code drywall, walk-in freezer and walk-in cooler, double pizza oven, prep areas, triple-bowl sink, and storage.

The first floor has a hood, range, additional FF&E, triple-bowl sink, fire-related components, in addition to other items (see photos).

The property is available for \$3500/month modified gross with the operator responsible for electric, gas, and monthly rent.

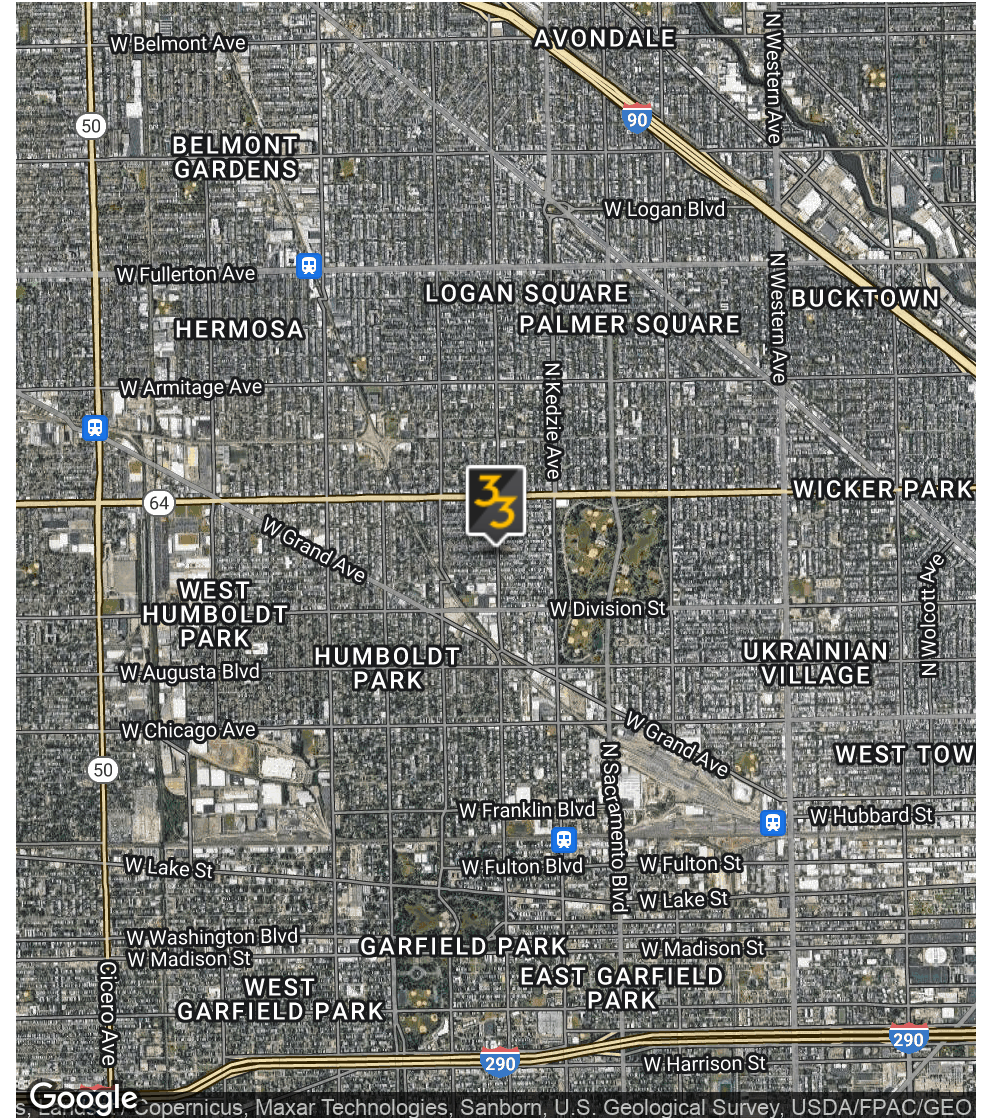
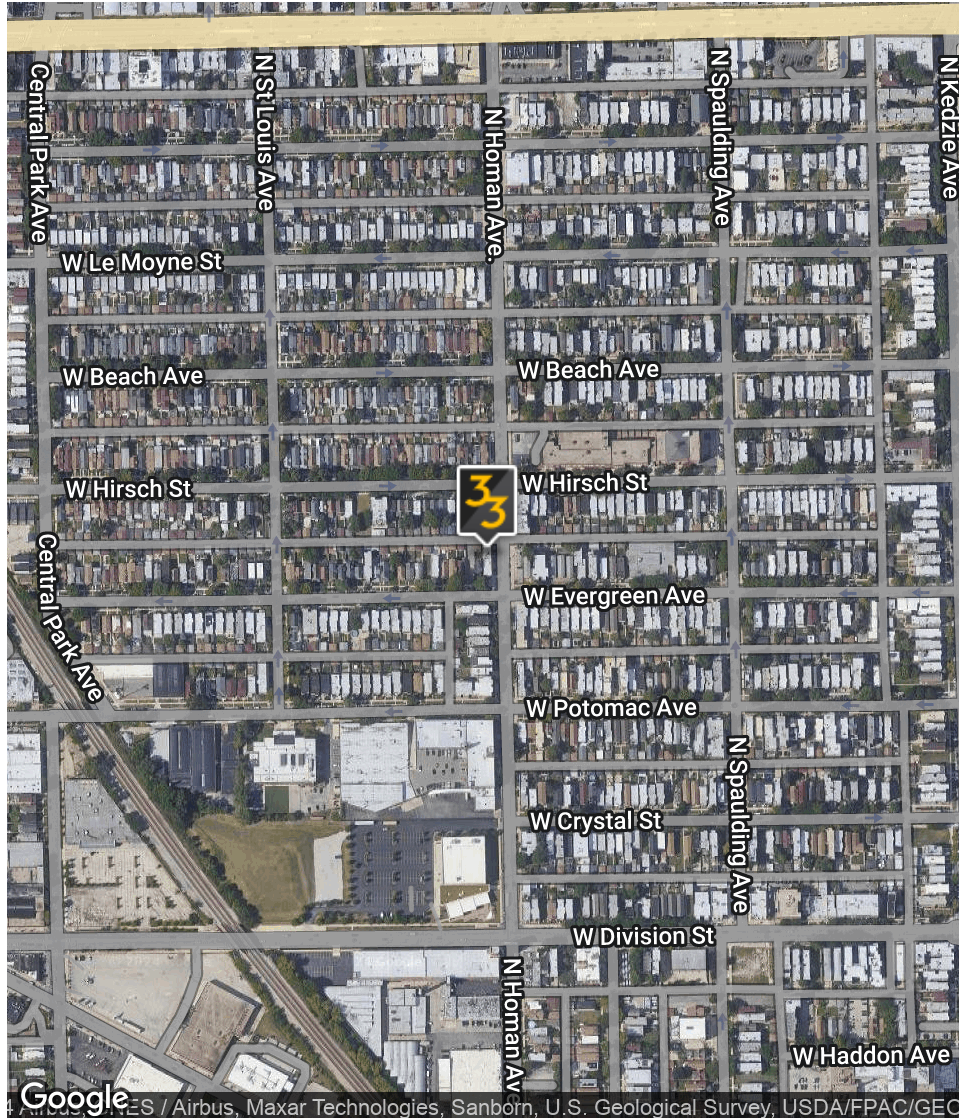
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**GENE HART**

Broker

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## PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

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