

**RESTAURANT BUSINESS FOR SALE**  
**Logan Square Corner**  
**Restaurant For Sale**

**2456 NORTH CALIFORNIA AVENUE**

Chicago, IL 60647

**PRESENTED BY:**

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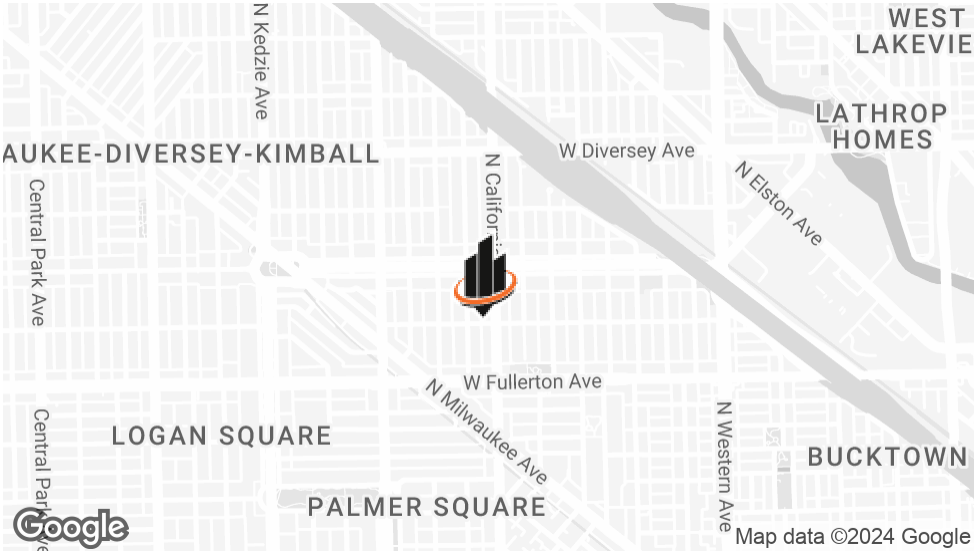
**TIM RASMUSSEN, CCIM**

O: 312.676.1875

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$199,000
BUSINESS TYPE:	Restaurant
BASE RENT:	\$8,076.00 (Per Month)
NET CHARGES:	\$1,059.00 (Per Month)
LICENCES:	Incidental Liquor, Retail Food , Outdoor Patio
ZONING:	B3-2
INTERIOR OCCUPANCY:	130

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PROPERTY DESCRIPTION

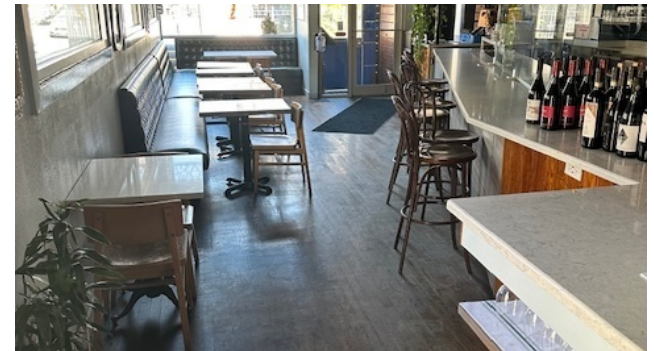
Introducing a prime business opportunity in the sought-after Logan Square neighborhood! This immaculately renovated 2,500 SF restaurant, offers a turnkey solution for restaurant operators. Boasting a 2020 renovation, the property exudes modern appeal and functionality, perfect for captivating the vibrant local market. With desirable B3-2 zoning, it provides flexibility for various business concepts. Situated in a bustling corner location, this second-generation restaurant presents an ideal canvas for entrepreneurs to establish a prominent presence in the dynamic Chicago area. Don't miss the chance to make your mark in this thriving commercial landscape with this exceptional property.

PROPERTY HIGHLIGHTS

- Logan Square corner location for high visibility
- Long-term assignable lease in place
- Spacious occupancy for versatile restaurant concepts
- Renovated in 2020, presenting a modern and inviting space
- Exceptional outdoor presence for outdoor dining
- Favorable B3-2 zoning for flexible business opportunities



## ADDITIONAL PHOTOS



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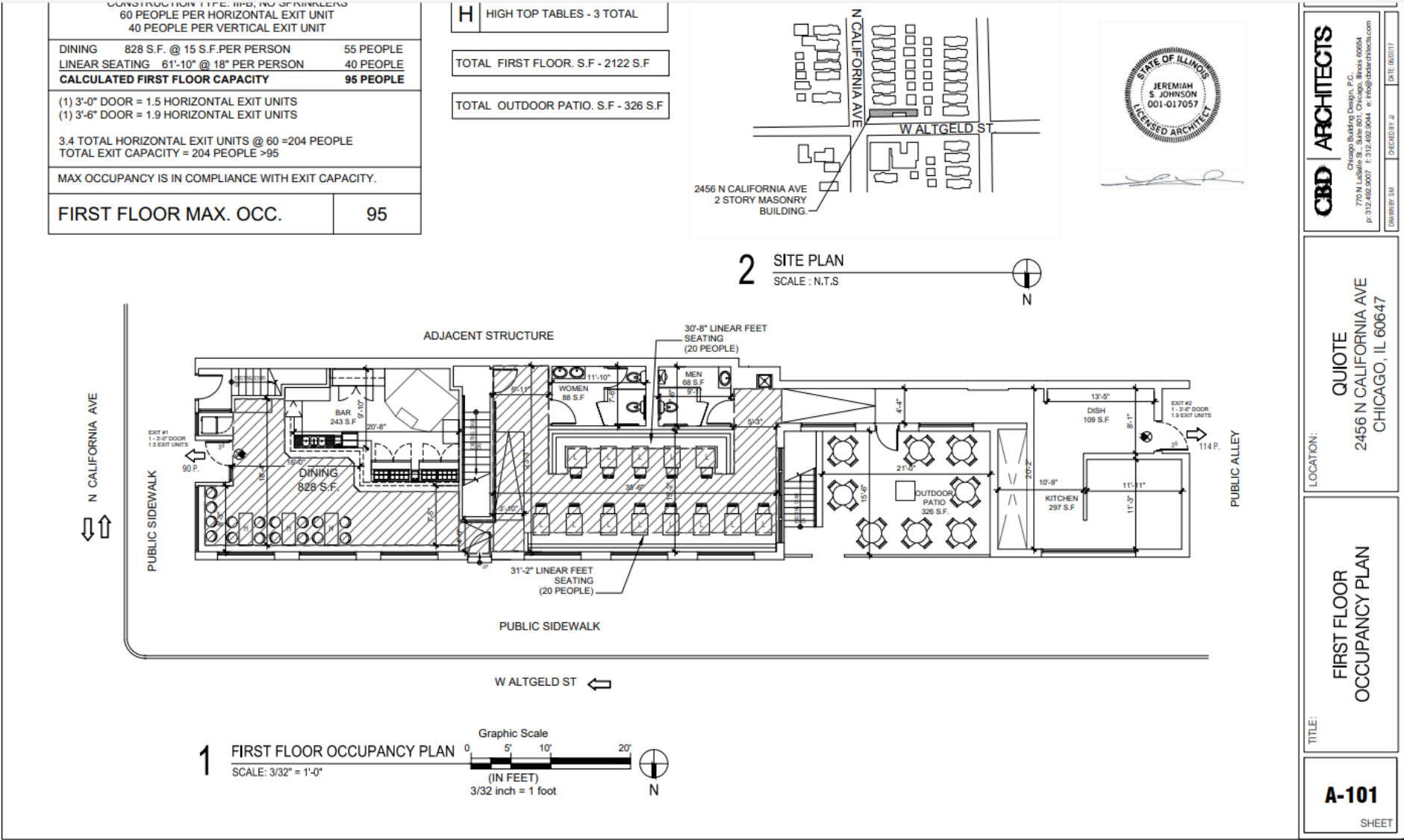
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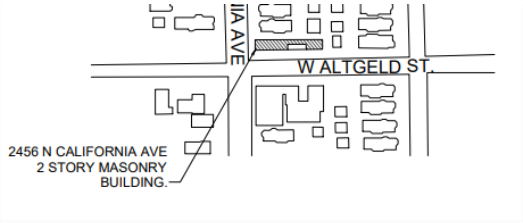
FLOOR PLANS



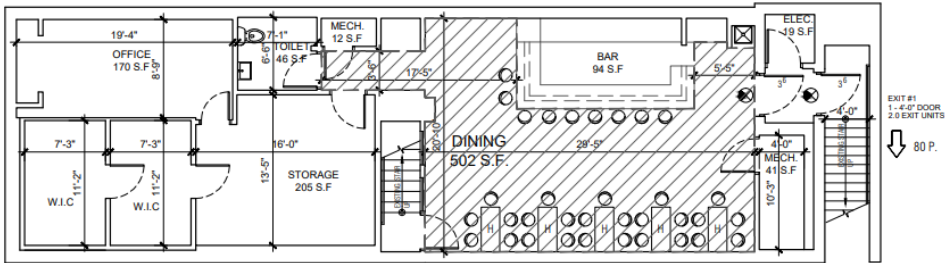


FLOOR PLANS

2.0 TOTAL VERTICAL EXIT UNITS @ 40 = 80 PEOPLE TOTAL EXIT CAPACITY = 80 PEOPLE >33	
MAX OCCUPANCY IS IN COMPLIANCE WITH EXIT CAPACITY.	
BASEMENT MAX. OCC.	33



2 SITE PLAN  
SCALE : N.T.S.



1 BASEMENT OCCUPANCY PLAN  
SCALE: 3/32" = 1'-0"

CBD AR

Chicago Building  
770 N LaSalle St., Suite 800  
p: 312.492.0007 f: 312.492.00

DRAWN BY: SM

CHECKED BY:

LOCATION:  
QUIOTE  
2456 N CALIFORNIA AVE  
CHICAGO, IL 60647

TITLE:  
BASEMENT  
OCCUPANCY PLAN

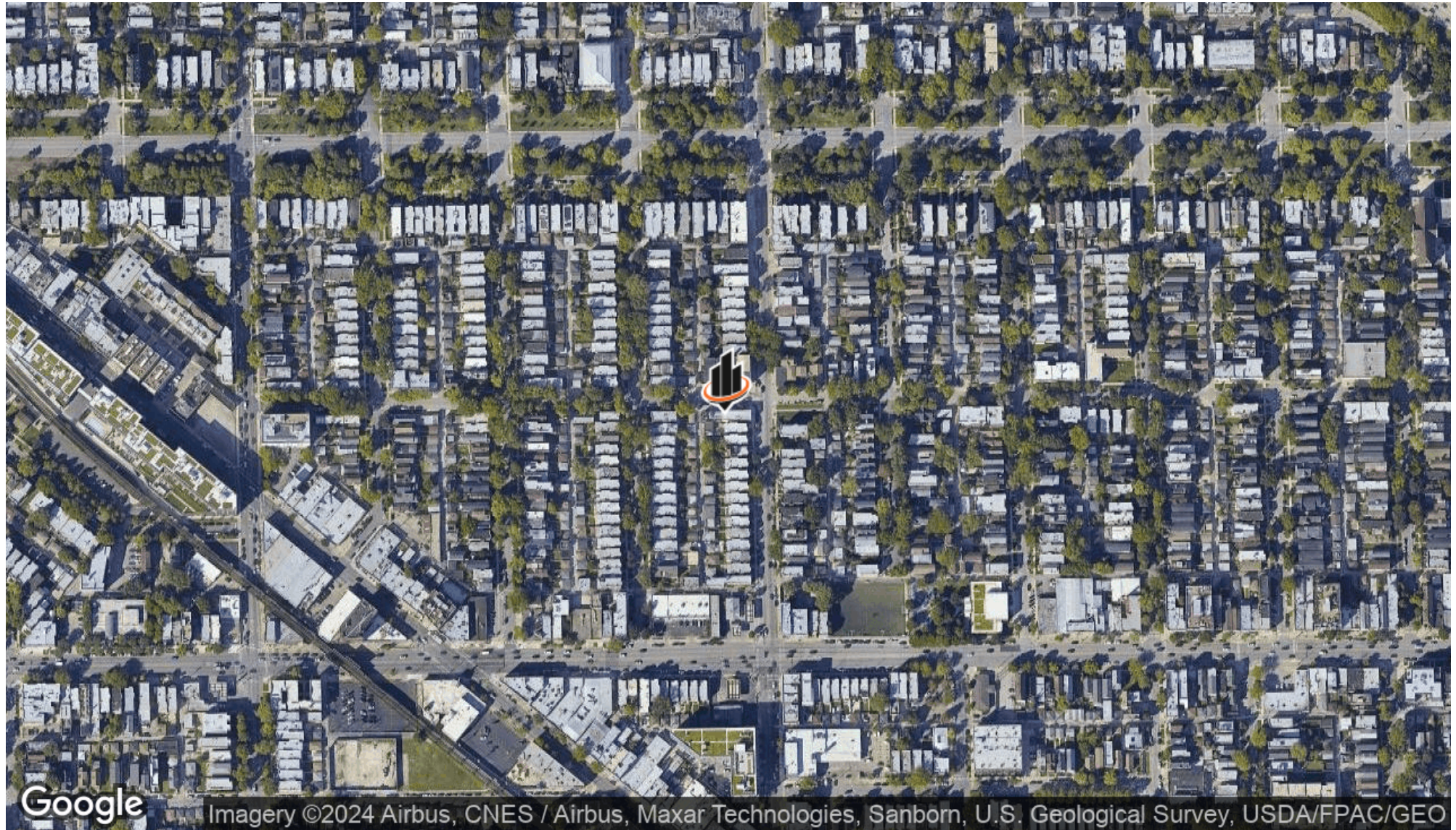
A-102  
SHEET

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## LOCATION MAP



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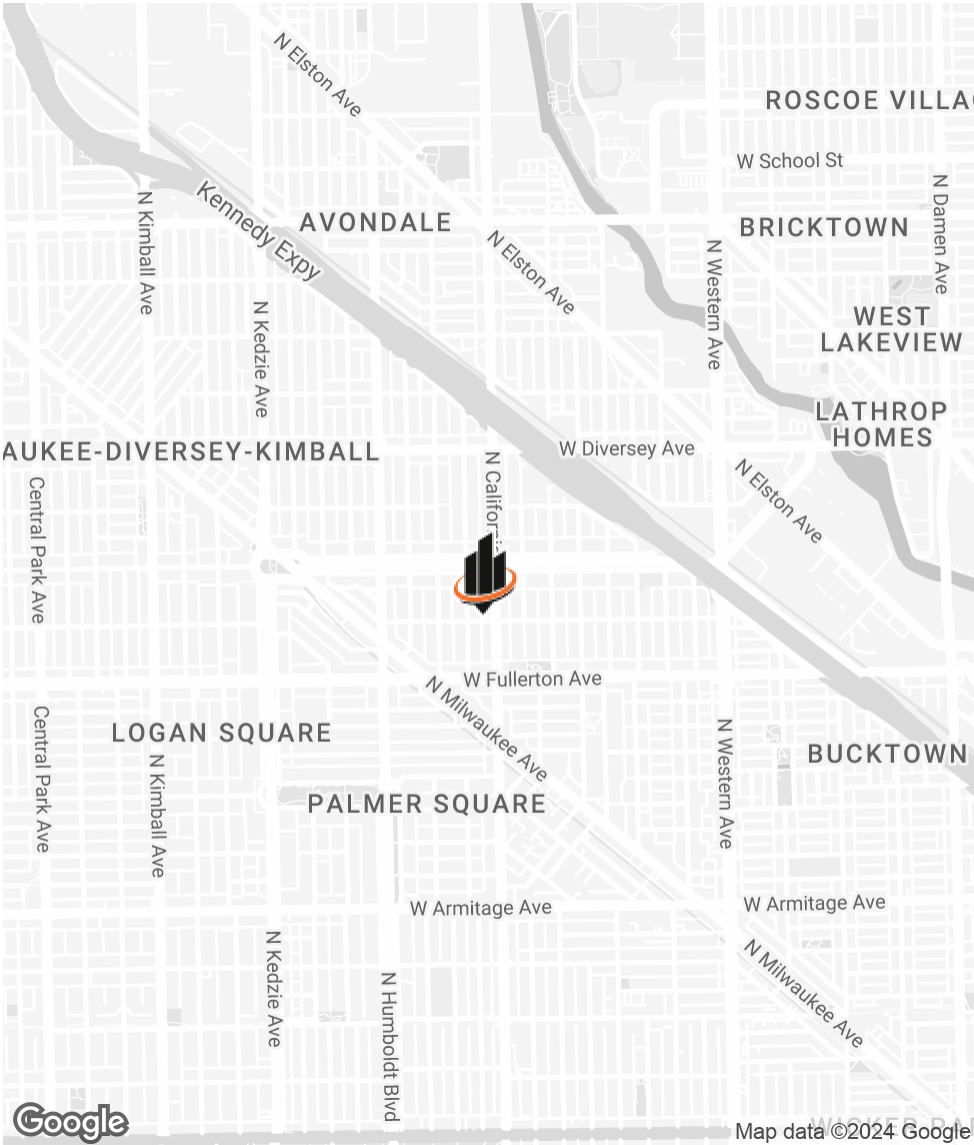
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,849	15,240	62,391
AVERAGE AGE	34.0	33.0	32.6
AVERAGE AGE (MALE)	33.6	33.1	32.8
AVERAGE AGE (FEMALE)	33.6	32.9	32.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,816	7,437	29,909
# OF PERSONS PER HH	2.1	2.0	2.1
AVERAGE HH INCOME	\$108,496	\$106,393	\$108,986
AVERAGE HOUSE VALUE	\$526,467	\$472,880	\$424,352

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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