



RESTAURANT WITH LIQUOR LICENSE

PROPERTY INFORMATION

- 2,100 SF space on Hard Corner
- Additional 1,900 SF Basement with storage and office
- Full Open Kitchen with 20 ft Hood and Black Iron
- 2 full floor to ceiling windows along Milwaukee and Evergreen
- Central HVAC, Alarm System, Lighting system and Stereo closet
- 2 ADA bathrooms
- Outdoor patio along side street for additional seating
- Area Tenants include: Supreme, Seoul Taco, Kanela, Walgreens, Levi's, Champion, Urban Outfitters, Fox Trot, Antique Taco, Jewel, Loews and many more

- 2 L Train stops with in blocks, easy access to Kennedy Expressway and both Bus and Divvy stations within steps of location.

2022 TAXES	\$14,000
ZONED	B3-3
ALDERMAN/WARD	Daniel La Spata / 1st
PRICE	Upon Request

MICHAEL WEBER

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CLICK FOR TOUR





WICKER PARK

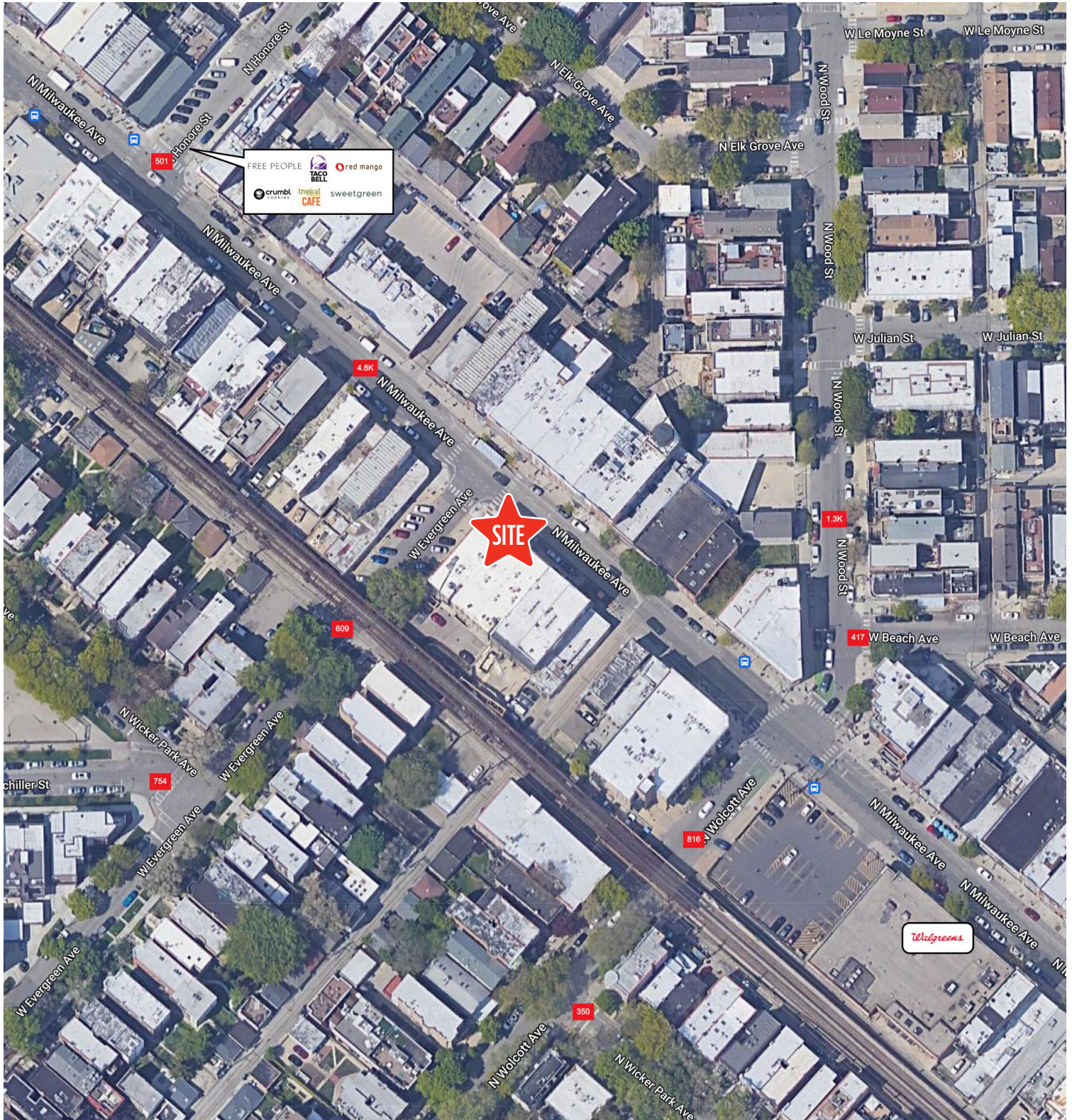
Residents and businesses flocked to Wicker Park to rebuild after the Great Chicago Fire of 1871. Today, Chicagoans flock to the hip, happening neighborhood for its eateries, arts and entertainment.

Wicker Park boasts an eclectic assortment of cafes, independent stores, dive bars, upscale boutiques, art galleries and city parks including four-acre Wicker Park. The neighborhood is home to some of Chicago's most popular and acclaimed restaurants, elevating pizza and tacos to foodie fare and offering a wide variety of options for drinking and dining pleasure.

Located just south of Bucktown and northwest of The Loop, the neighborhood includes large historic 19th century brick and stone mansions and landmark Victorian homes on tree-lined streets. Modern new construction condominiums and single-family homes along with vintage walk-ups, three-flats and lofts round out the diversity of housing available.

Like neighboring Bucktown, Wicker Park's notable commercial architecture remains - re-imagined, redeveloped and restored. The iconic Flat Iron Arts Building, home to artists who moved to the neighborhood in the 1980s, still houses various art studios and local businesses today.

The CTA Blue Line offers convenient access to The Loop and O'Hare International Airport, while the Kennedy Expressway allows for an easy drive to surrounding neighborhoods and suburbs.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

60,186

3 MILE

541,108

5 MILE

1,176,213

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$192,426

3 MILE

\$177,107

5 MILE

\$148,039

Listing Brokers	Michael Weber 312-953-2193 or Ian Feinerman 773-802-2543
Business Type	Restaurant
Business Name	Kinton Ramen
Business Description	Ramen and Japanese Style food
Address	1426 N. Milwaukee Ave.
Sale Price	\$175,000
Real Estate Included?	No
Stock or Asset Sale	Asset Sale
Size	2100 Sq. Ft.
Licenses	Incidental, Retail Food and Patio
Zoning	B3-3
Lease Type	Triple Net
Lease Term	5.5 years remaining
Lease Options	Two 5 year options
Rental Rate	\$9100 Month base rent
CAM Charges	\$1400 Month (Approx \$8 per sq. ft.)
Lease Escalations	10% after 5 years
Security Deposit	One Months Rent
Parking Included?	No
Electrical Service Size	200 / 3 phase
Exclusions	Personal Items
Hours of Operation	Negotiable
Occupancy	99
Basement Included?	Yes
FF&E	See additional Sheet
Neighborhood	Wicker Park
Alderman/Ward	La Spata / 1st
Description of Location	Hard Corner in busy neighborhood with outdoor patio along side of building. Full open kitchen with hood and black iron, multiple ADA bathrooms and beautiful build out. Barely used.