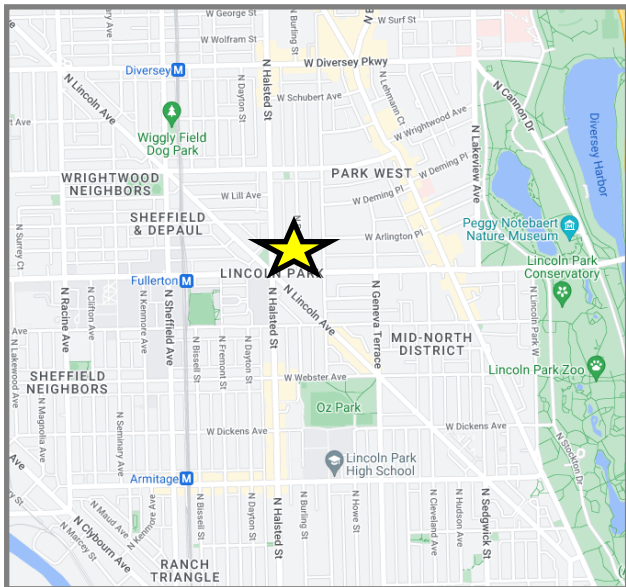


INVESTMENT OPPORTUNITY
PREMIER FULLY-LEASED RESTAURANT
IN THE HEART OF LINCOLN PARK



Single-tenant, income generating restaurant located in the heart of much sought after Lincoln Park. NNN leased investment. Steps from 5-corner intersection of Fullerton/Lincoln/Halsted and DePaul University. Extremely high quality build-out with 8' hood. Second floor completely built-out for catering/commissary kitchen with its own black iron, Type I hood and separate ingress/egress.



OFFERING SUMMARY

| | |
|--------------------|-------------|
| SALE PRICE: | \$1,099,000 |
| NOI: | \$61,225 |
| CAP RATE: | 6% |
| SIZE: | 2,080 SF |
| LOT SIZE: | 1,556 SF |
| ZONING: | B1-2 |

OPERATING. DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



JARRETT FRADIN

773-551-5976

JARRETT@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

INVESTMENT OPPORTUNITY PREMIER FULLY-LEASED RESTAURANT IN THE HEART OF LINCOLN PARK

PROPERTY DETAILS

| | |
|------------------------------|---------------------------------|
| PIN#: | 14283110880000 |
| # of Units: | 1 |
| Occupied: | 100% |
| Use: | Restaurant |
| Year Built/Renovated: | 1936/2006 |
| Exterior: | Tuckpointing completed in 2016. |

LEASE DETAILS

| | |
|-----------------------------|---|
| Tenant: | Mochinut |
| Lease Type: | NNN |
| Current Annual Rent: | \$61,225 |
| Lease Expiration: | 3 Years Left with two 5-Year Options To Extend. |
| Taxes (2023): | \$16,269 Tenant is responsible. |
| Insurance: | \$6,500 Tenant is responsible. |
| Utilities: | Tenant is responsible. |
| Maintenance: | Tenant is responsible. |
| HVAC: | Tenant is responsible. |



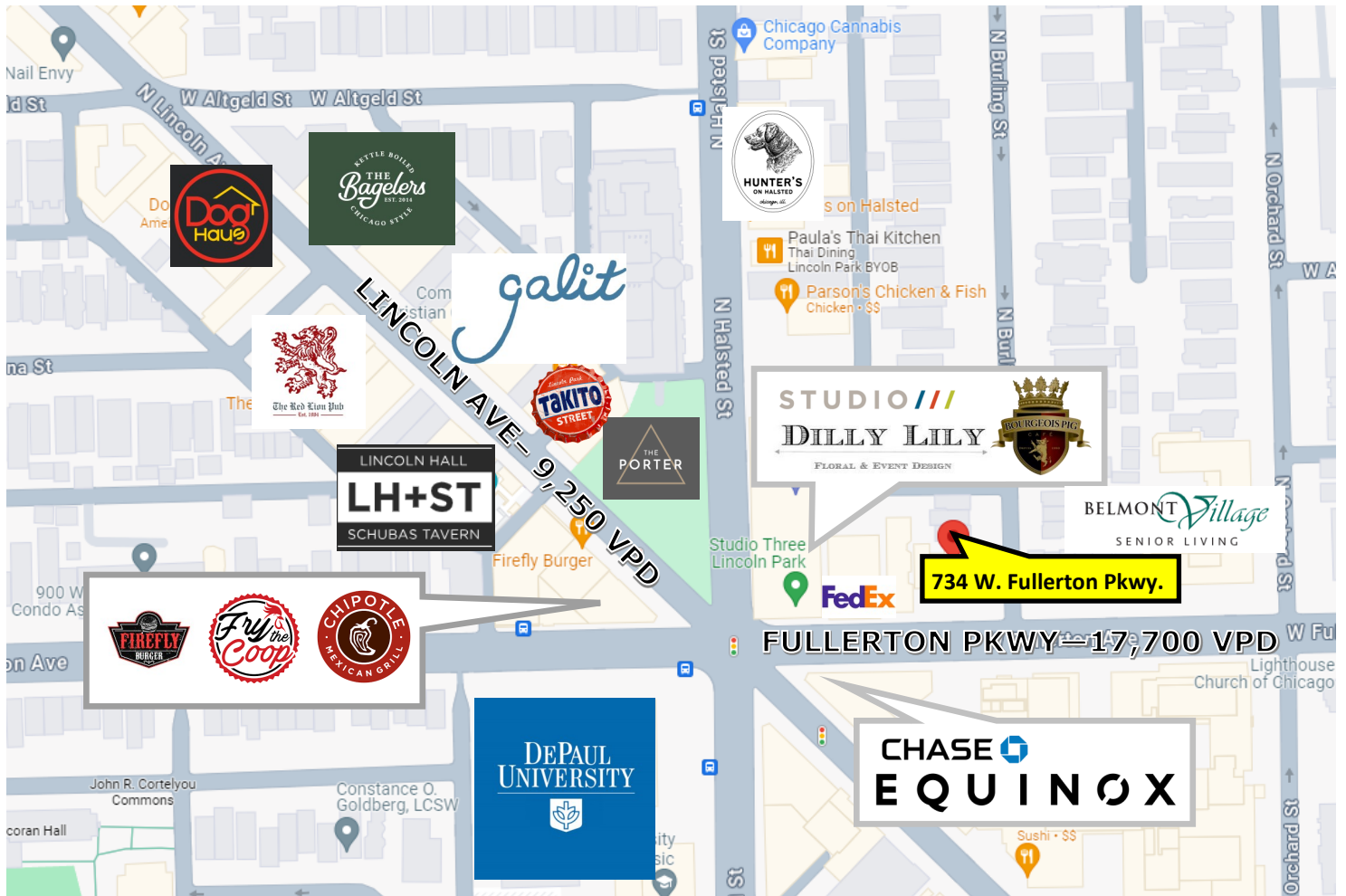
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NEARBY BUSINESSES



Location Highlights:

- Steps from 5-corner intersection of Fullerton/Lincoln/Halsted.
- Steps to DePaul University, one of the nation's top 10 largest private universities with 21,348 students enrolled in 2023.
- 33' of frontage along high traffic Fullerton Pkwy. with 17,700 passing vehicles each day.
- Just down the street from Studio Three and across from Equinox gym and Chase Bank.
- 5 minute walk from Brown Line station at Fullerton.

Demographics:

- 1 mile radius | population of 87,133 with average household income of \$142,041
- 2 mile radius | population of 244,958 with average household income of \$140,192
- 3 mile radius | population of 494,774 with average household income of \$140,348



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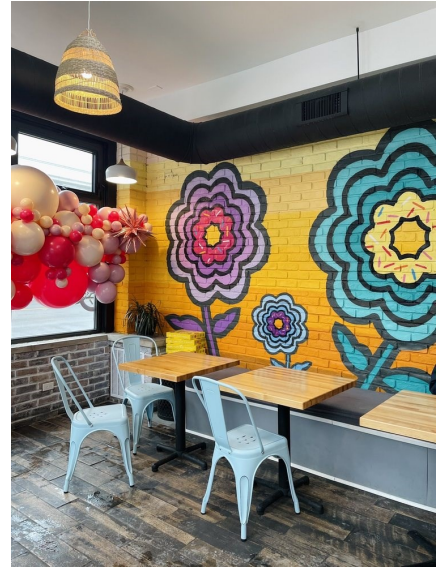
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734 W. FULLERTON PKWY.
CHICAGO, IL. 60614

INTERIOR



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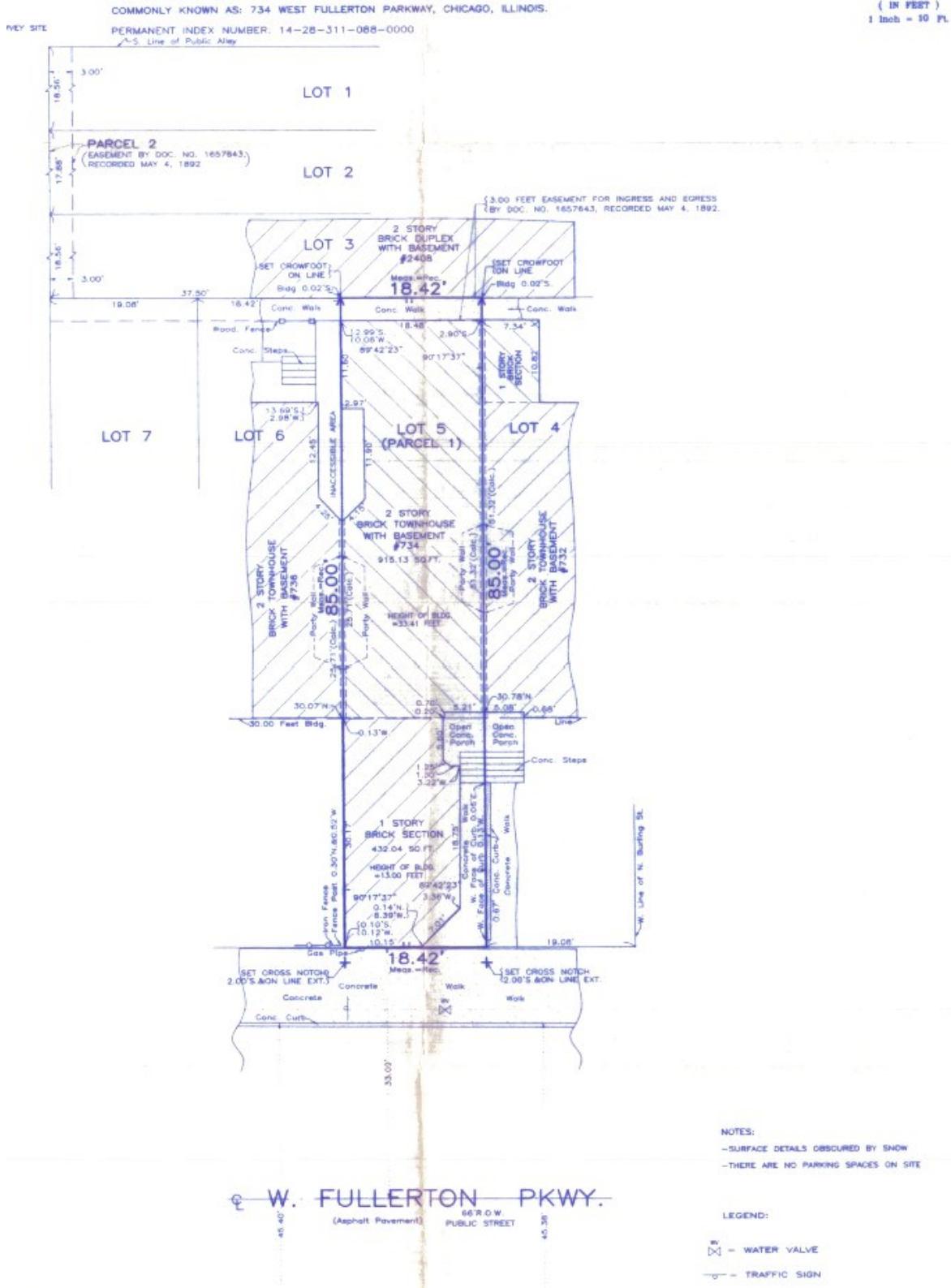
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This flyer was produced using data from private and government sources deemed reliable. The information herein is provided without representation.

SURVEY



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LAYOUT



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