



KG | KUDAN GROUP
COMMERCIAL REAL ESTATE
RETAIL HOSPITALITY INVESTMENT

324-26 W. Chicago Ave

Nightclub and Restaurant with Rooftop Lounge



PROPERTY SUMMARY

Offering Price	\$3,900,000.00
Building SqFt	9,600 + Rooftop and Basement
Lot Size (acres)	.11
Parcel ID	17-04-444-003-0000
Zoning Type	Commercial (C1-5)
County	Cook
Frontage	50 Ft
Alderman	Walter Burnett Jr.
Occupancy	295

INVESTMENT SUMMARY

Kudan Group is pleased to offer for sale the two-story property and business located at 324 W Chicago Ave, located in the River North neighborhood of Chicago, one of the strongest and most desirable trade areas in the City.

The freestanding building is just off the corner of Chicago Ave. and Orleans St. The sale includes the fully fixured and licensed nightclub property, with a sprinkler system and an exposed glass elevator and multiple staircases for customer and staff use.

The former home of Bounce Sporting Club consists of 4 levels of legal occupancy, with 2 bars, dining and a dance floor on the main floor, a commercial kitchen and private lounge on the second floor, a gorgeous and unique rooftop bar and lounge with skyline views. The basement houses a coat check area, customer restrooms, and ample storage, including walk in coolers, and employee lockers.

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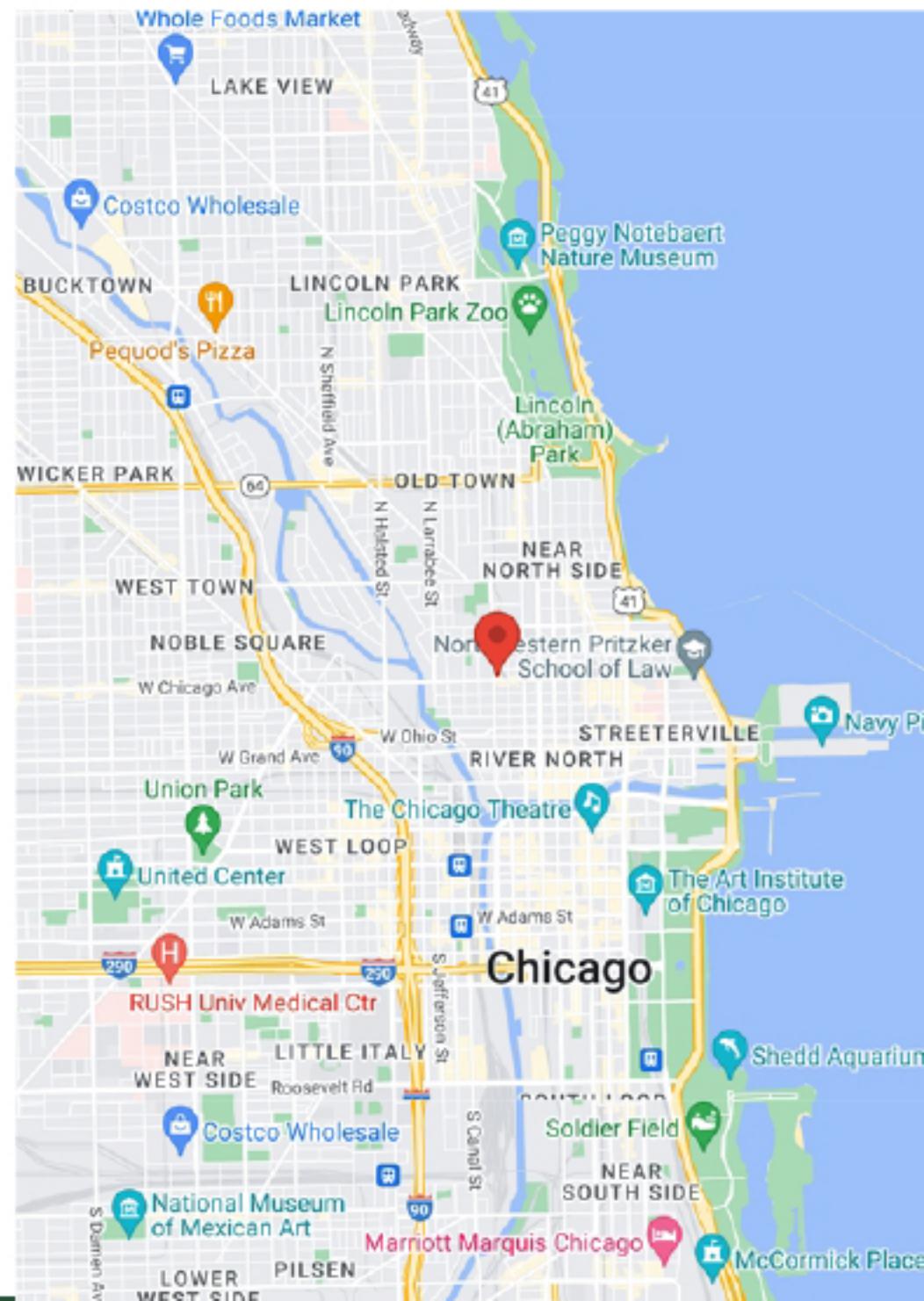
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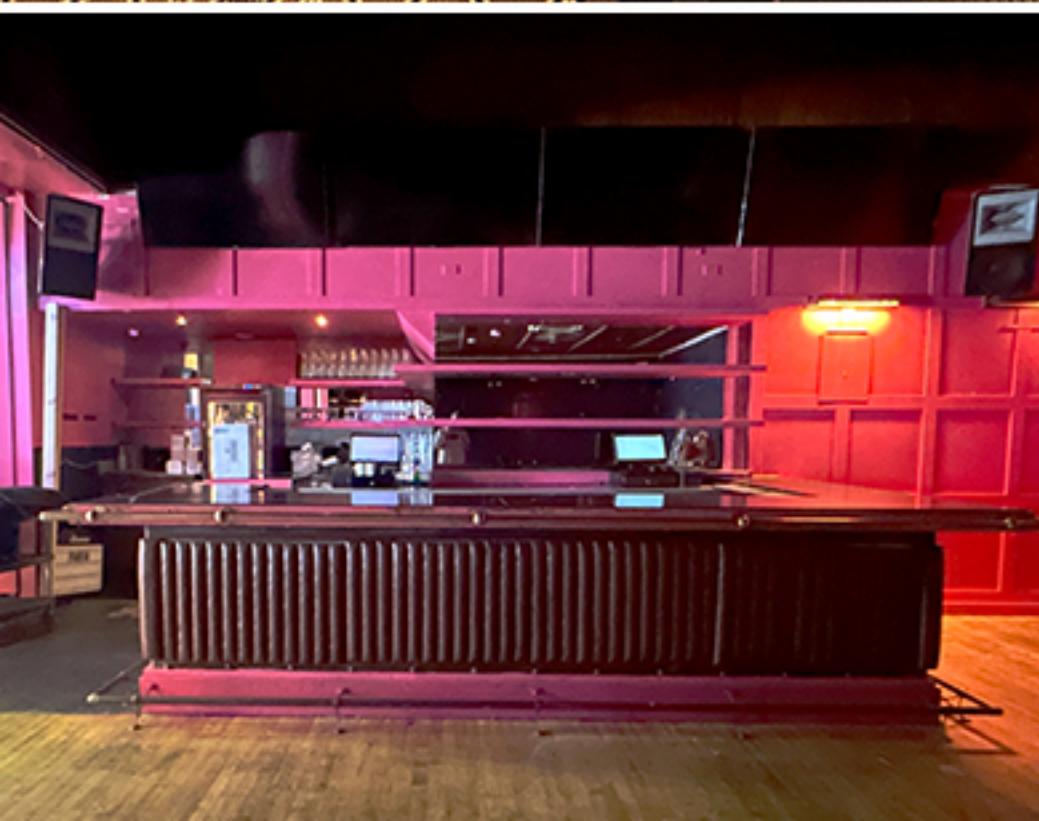
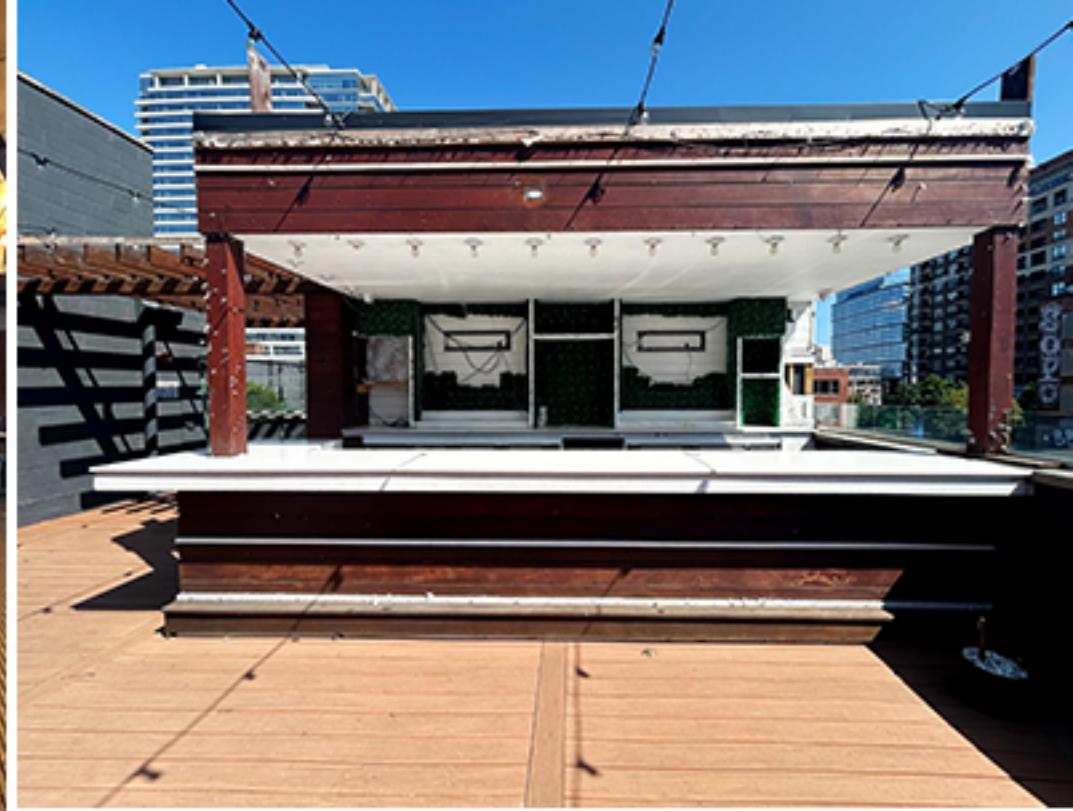
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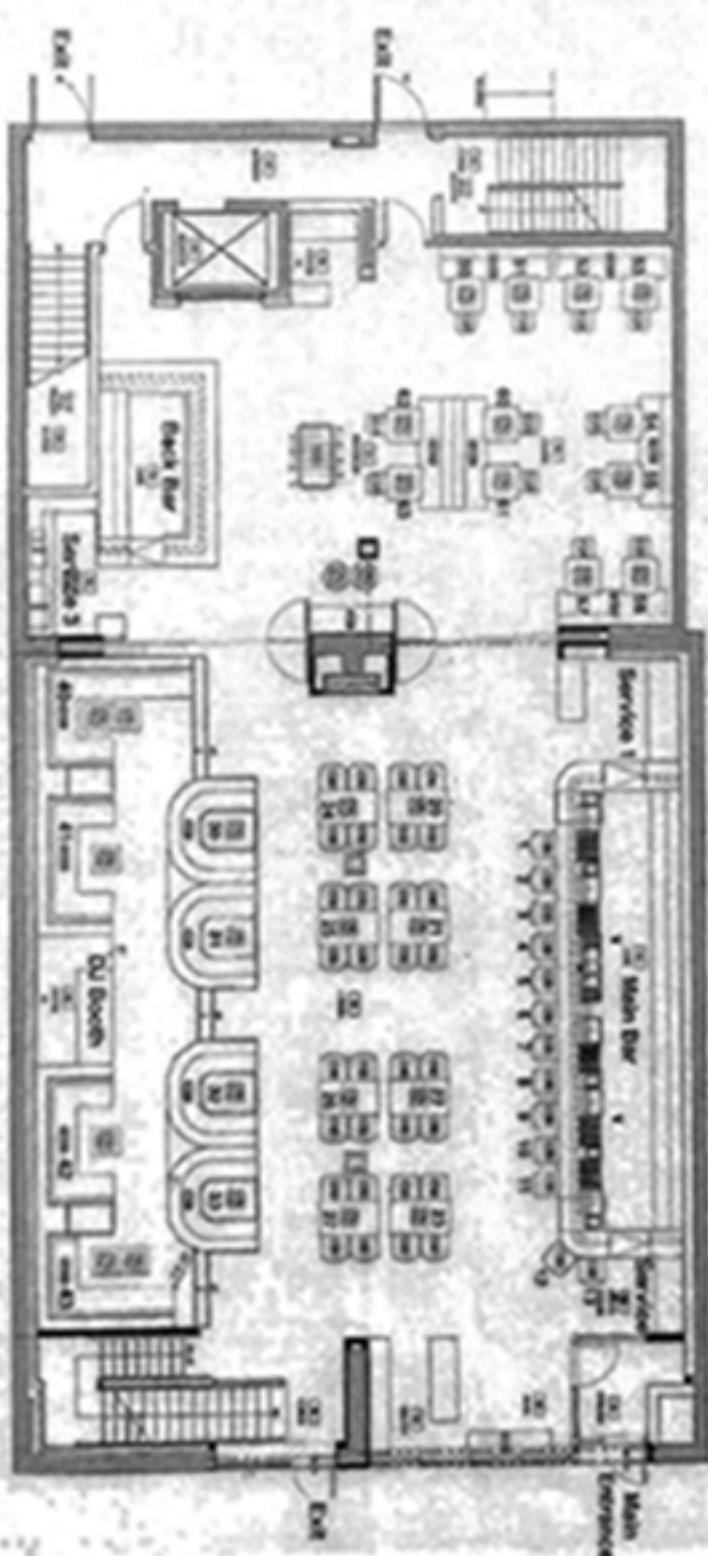


INVESTMENT HIGHLIGHTS

- The corporation holds Tavern, Outdoor Pario, Retail Food, and Public Place of Amusement (PPA) licenses.
- A truly unique rooftop bar, and seating for over 60 guests with shaded pergola, bleacher seating and large booths for large or private gatherings.
- 2023 Property Taxes \$52,076.
- Desirable C1-5 zoning allows for a number of uses and flexible opportunities moving forward.
- Second floor office can accommodate up to 6 workstations and is equipped with a residential kitchen and full bathroom along with a good deal of office equipment.
- Fully sprinklered, ADA compliant with an elevator.







CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KUDAN GROUP and it should not be made available to any other person or entity without the written consent of KUDAN GROUP.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to KUDAN GROUP. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KUDAN GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, KUDAN GROUP has not verified, and will not verify, any of the information contained herein, nor has KUDAN GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KUDAN GROUP ADVISOR FOR MORE DETAILS.

Exclusively Presented By

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