



NORTH SIDE RESTAURANT/BAR BUSINESS

CONFIDENTIAL
CHICAGO, IL 60618

Jim Martin
Assistant Vice President
O: 312.756.7356
jmartin@svn.com

Marcus Sullivan
Assistant Vice President
O: 312.756.7357
msullivan@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$175,000
Building Size:	3,125 SF
Lot Size:	0.139 Acres
Price / SF:	\$56.00
Year Built:	1900
Renovated:	2014
Zoning:	B3-2
Market:	Chicago

PROPERTY OVERVIEW

Fully fixtured restaurant and bar in Chicago's North Center neighborhood. Prominent corner location with a full bar, large dining area, and a large sidewalk seating component. Full working basement with prep area. Corporately held licenses are transferrable to a new owner. Bring your own concept to this great opportunity.

PROPERTY HIGHLIGHTS

- Highly Visible Location
- Fully Built Restaurant & Bar
- Ample Sidewalk Seating
- Full Basement
- Corporately Held Licenses
- Well Maintained

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



Confidentiality Agreement and Registration Form

North Center Restaurant/Bar

Please return the completed PDF via fax to 312-676-1867

- or -

via email to:

JMartin@svn.com or MSullivan@svn.com

The undersigned wishes to acquire certain real property (the "Subject Property") from the owner thereof ("Owner"). SVN represents the Owner in such transaction as its real estate broker according to the terms and conditions set forth in a separate listing agreement.

All inquiries and offers received with respect to the Subject Property shall be promptly referred to SVN, with advice to all persons, companies and firms with whom you come in contact that SVN is the Owner's exclusive real estate broker.

I/We the undersigned and any related entities, including brokers, (the "Accepting Party") are interested in obtaining information regarding the sale of the Subject Property in order to evaluate the possible acquisition (the "Proposed Transaction") thereof. The Owner, will not deliver, and will not authorize SVN to deliver, to Accepting Party any information with respect to the Subject Property, which may be confidential and/or proprietary in nature unless Accepting Party executes and delivers this Confidentiality Agreement and Registration Form (the "Agreement") to Owner. By executing and delivering this Agreement and accepting the Evaluation Materials, Accepting Party hereby agrees as follows:

1. **Confidentiality:** Any information with respect to the Subject Property (collectively, the "Evaluation Materials") provided to Accepting Party by Owner, SVN, or any of their respective consultants, agents or employees (collectively, the "Seller Parties") will be used solely for the purpose of evaluating the possible acquisition of the Subject Property by Accepting Party, and will not be used or duplicated for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential provided that the foregoing shall not apply (a) to information of a public nature, or (b) from and after the closing of the Accepting Party's acquisition of the Subject Property. Provided, however: in no event (except as specifically set forth below) shall Accepting Party disclose to any third party any financial information relating to any tenant of the Subject Property. Nothing contained in this section shall prohibit Accepting Party from disclosing information (i) to its lenders, members, partners, shareholders, attorneys or consultants and then only to the extent necessary for Accepting Party to evaluate whether to proceed with the Proposed Transaction; provided that as a condition to any disclosure of any of the Evaluation Materials, Accepting Party shall advise any such third parties of the confidentiality of the Evaluation Materials and shall require such third parties to abide by the terms and conditions of this Agreement and not disclose the Evaluation Materials to any individual or