



BROWNSTONE TAVERN WITH MIXED-USE BUILDING

3937 N LINCOLN AVENUE
CHICAGO, IL 60613

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,050,000
Lot Size:	4,058 SF
Building Size:	4,863 SF
Renovated:	2018
Zoning:	B1-2
Market:	Chicago
Submarket:	North Center

PROPERTY OVERVIEW

North Center neighborhood bar concept with mixed use building

PROPERTY HIGHLIGHTS

- Established Bar Concept with Proven Sales volume
- Prominent Corner Location With Ample Outdoor Seating
- Two Fully rehabbed residential units
- Corporately held licenses

Property Data Summary

Price Building and Business \$2,050,000

Property Summary	
Property Name	Brownstone Tavern and Grill
Property Address	3937 N. Lincoln Avenue
City, State, Zip	Chicago, IL 60613
Building Size [Square Feet]	Approximately 4863 SF Plus A Full Basement
Land Size	Approximately 4,058 Square Feet
Building Income	\$175,500 Annually
Building Expenses	\$6,821
Price Allocations	\$200,000 (Business) \$1,850,000 (Building)

Business Licenses	
License Type	Expiration Date
Incidental Liquor Chicago	June 15,2021
Retail Food Chicago	June 15,2021
Sidewalk Café	Annual Renewal
State Liquor License	February 28, 2021
License Transfer	Pro-Rated Close to Expiration

Zoning/Political	
Zoning	B1-2
Ward	47th /Matt Martin
Parking	Street Parking

Ownership Summary	
Legal Entity - Business	Hardtales Inc.

Tax, Code and Use Summary	
2019 Real Estate Taxes Payable 2020	\$18,821
Township	Lake View
Assessment Classification	2-12 Mixed Use
Zoning & Use Restrictions	No known liquor license moratoriums or restrictions

Investment Summary

SVN Chicago Commercial is pleased to present the exclusive listing for this North Center building together with the established bar and restaurant business commonly known as Brownstone Tavern and Grill. The building and business is located at 3937 N. Lincoln Avenue Chicago, Illinois 60613. The building is fully occupied with a mix of two new construction residential units and the ground floor bar concept. The business offering consists of approximately 2,500 square feet of ground floor space with an interior occupancy of 99 plus additional outdoor seating for 68. The business also has the exclusive use of a full basement for office, storage and refrigeration. The business holds transferrable licenses which include, incidental liquor and retail food licenses. The open and spacious floor plan would lend itself to a number of different layouts and would be very easy space to adjust into a variety of unique restaurant or bar concepts. Perfect location and concept for a hands on owner/operator.

Business assets being conveyed include all unencumbered furniture, fixtures, and equipment and licenses [pro-rated to the date of closing]. All personal property is being sold as-is, where-is.

SVN makes no representations to the accuracy of the information contained herein.

Property Details

SALE PRICE

\$2,050,000

LOCATION INFORMATION

Building Name	Brownstone Tavern And Grill
Street Address	3937 N Lincoln Avenue
City, State, Zip	Chicago, IL 60613
County/Township	Cook
Market	Chicago
Submarket	North Center
Cross Streets	Lincoln and Larchmont

BUILDING INFORMATION

Building Size	4,863 SF
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	2,400 SF
Last Renovated	2018

PROPERTY DETAILS

Property Type	Mixed Use
Property Subtype	Restaurant
Zoning	B1-2
Lot Size	4,058 SF
APN#	14192000050000

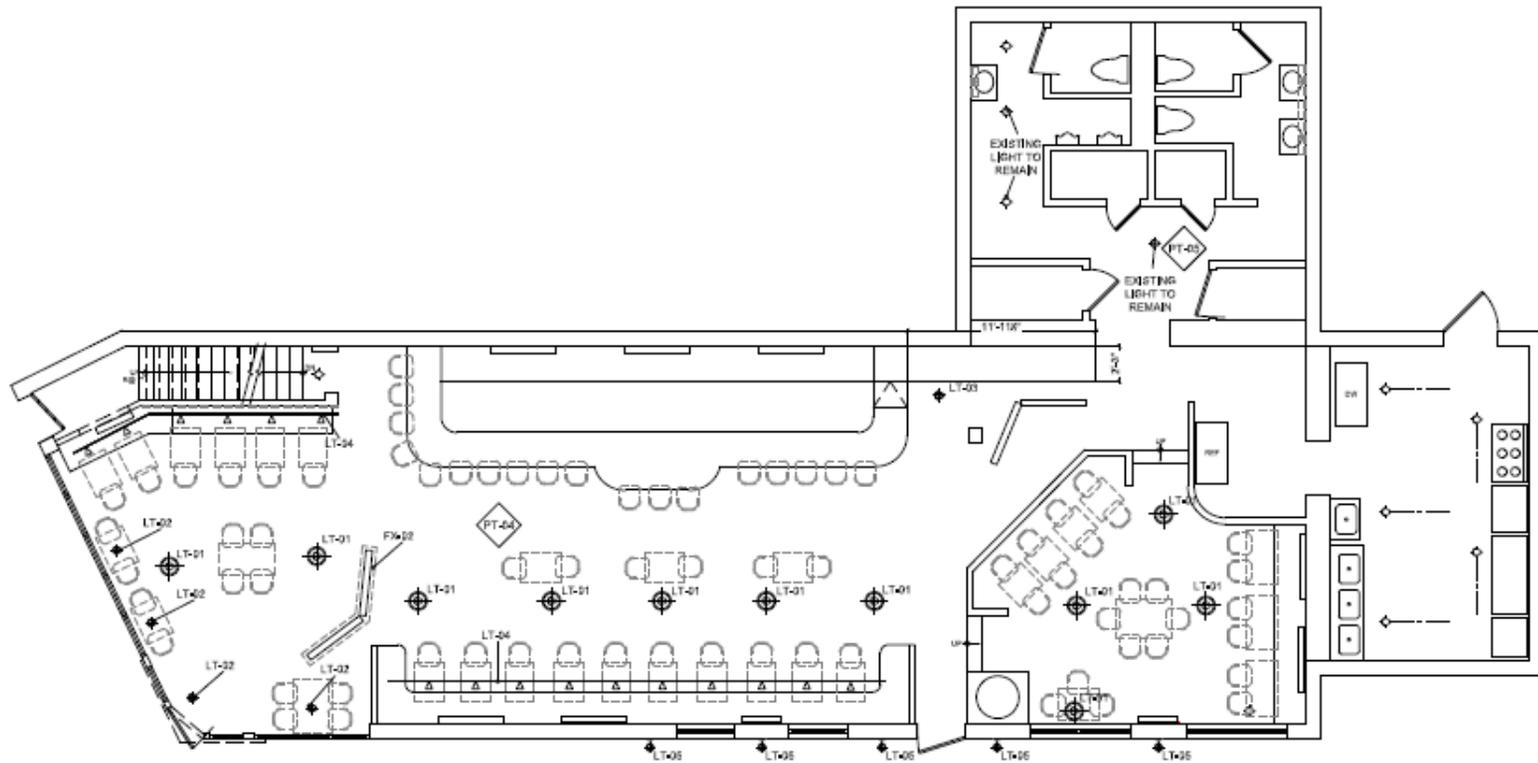
Interior Photos



Interior Floor Plan

	PAINT @ RESTROOM CEILING
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	LT-2	PENDANT @ ENTRY
	LT-23	CEILING MOUNT MONOPOINT @ SERVER STATION
	LT-24	EXISTING TRACK LIGHTING
	LT-25	SCONCE @ EXTERIOR

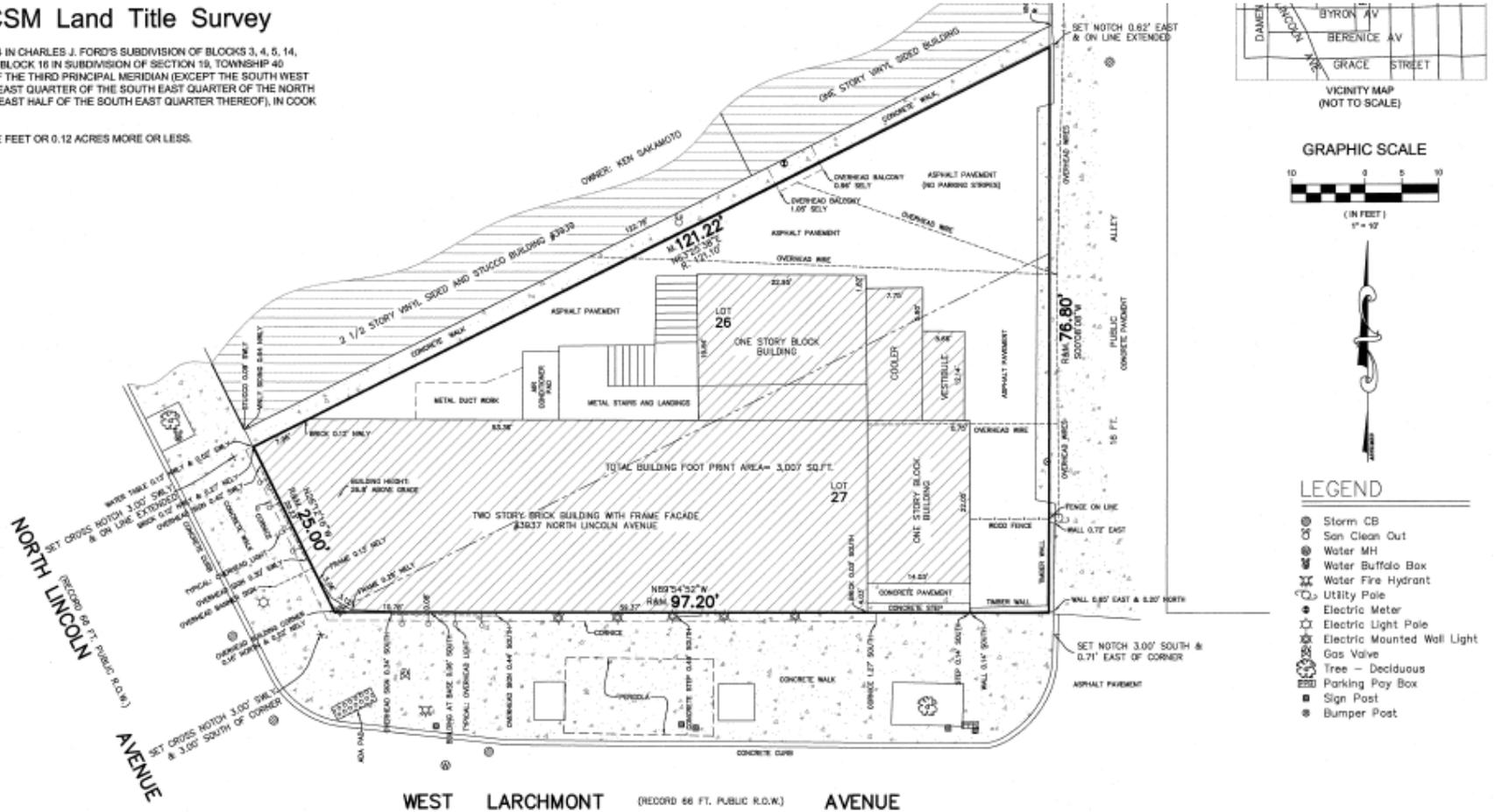


Plat Of Survey

ALTA / ACSM Land Title Survey

LOTS 26 AND 27 IN BLOCK 4 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, 15 AND LOTS 1, 2, AND 3 IN BLOCK 16 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER AND THE EAST HALF OF THE SOUTH EAST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS.

CONTAINING 5,248 SQUARE FEET OR 0.12 ACRES MORE OR LESS.



- ### LEGEND
- ⊙ Storm CB
 - ⊙ San Clean Out
 - ⊙ Water MH
 - ⊙ Water Buffalo Box
 - ⊙ Water Fire Hydrant
 - ⊙ Utility Pole
 - ⊙ Electric Meter
 - ⊙ Electric Light Pole
 - ⊙ Electric Mounted Wall Light
 - ⊙ Gas Valve
 - ⊙ Tree - Deciduous
 - ⊙ Parking Pay Box
 - ⊙ Sign Post
 - ⊙ Bumper Post

SURVEY NOTE:

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 006978473 D2 EFFECTIVE DATE: MAY 26, 2015 AS TO MATTERS OF RECORD.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 170310 04101, EFFECTIVE DATE AUGUST 19, 2008.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 and 18 of Table A thereof.

The field work was completed on August 18, 2015.

ORDERED BY: STERLING BAY COMPANIES	CHECKED: DENNIS BL
ADDRESS: 3937 NORTH LINCOLN AVENUE CHICAGO ILLINOIS	
GREMLEY & BIEDERMANN	

SURVEY NOTES:
 Surveyor's license expires November 30, 2016.
 Note R, & M, denotes Record and Measured distances respectively.



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