



Bus / Bus w/Real Est MLS #: **09162839** List Price: **\$550,000**

Status: **ACTV** List Date: **03/10/2016** Orig List Price: **\$550,000**
 Area: **8019** List Dt Rec: **03/11/2016** Sold Price:

Address: **5637 W Grand Ave , Chicago, Illinois 60639**
 Directions: **Grand Ave, 1 block west of Central Ave. Southwest corner of Grand and Parkside.**

Sold by: List. Mkt Time: **34** Rented Price:
 Closed: Contract: Lease SF/Y:
 Off Mkt: Points: Mthly. Rnt. Price:
 Corp Limits: **Chicago** Unincorporated: Contingency:
 Coordinates: **N:2250** Subdivision: County: **Cook**
W:5637

Year Built: PIN #: **13322280100000**
 (Map)

Zoning Type: **Other** Multi PINs: **No**
 Actual Zoning: **B3-1** # Stories: **2** Real Est. Incl: **Yes**
 Waterfront: **No** Lease Type: Lease Exp.:
 Lot Dimensions: **50 X** Appx. Bldg SF: **6500** Estimated Cam/Sf:
125
 Land SF: **6250** Appx. Bsn SF: **4500** Est. Tax per SF/Y:

Remarks: **BUSINESS AND BUILDING FOR SALE TOGETHER, WITH THREE 1 BEDROOM APARTMENT UPSTAIRS RENTED AT \$700 RENT EACH FOR A TOTAL OF \$2100 MONTHLY. MAIN FLOOR BAR HAS BEEN IN BUSINESS FOR 30+ YEARS, USING THE SAME NAME...MOST OF TIME. IT HAS A FULL KITCHEN, 2AM LIQUOR LICENSE WITH NO MARKS AGAINST IT AND A (RARE) PPA LICENSE. LOOKING FOR AN OFFER!**

Financial Information

Type Ownership: **Individual**
 Frontage Acc: **City Street**
 Current Use:
 Potential Use:
 Client Needs:
 Client Will:
 Amenities:
 Known Encumbrances: **First Mortgage**
 Location:
 Lot Size: **Less Than .25 Acre**
 Construction: **Brick**
 Roof Coverings:

Misc. Outside:
 Misc. Inside: **Multi-Tenant, Public Restroom(s)**
 # Parking Spaces: **4**
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces**
 Business Name:
 # Full Time Emp:
 # Part Time Emp:
 Business Age: **11+ Years**
 Business Type: **Bar/Lounge/Nite Club, Food and Beverage, Restaurant**
 Food/Bev Type: **Restaurant**
 Type Ownership (Bus): **Corporation**
 Current Owner: **11+ Years**
 Living Quarters:

Seating Capacity:
 Sale Price Includes: **Land, Building, Business, License/Permit, Equipment, Patents/Copyrights, Trade Fixtures, Trade Mark/s, Inventory, Owner Will Train, Business Name, Key Money/Good Will**
 Air Cond.: **Central Air**
 Electricity: **201-600 Amps**
 Heat/Ventilation: **Forced Air, Gas**
 Utilities To Site:
 Business Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs and Maintenance, Scavenger, Varies by Tenant, Cooking Gas**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Proprietary Info:
 Sale Terms:
 Possession: **Negotiable, Tenant's Rights**

	<u>Annual Amount</u>	<u>Year</u>	<u>Source</u>		<u>Annual Amount</u>	<u>Year</u>	<u>Source</u>
Gross Sales:	\$0	2015	Owner Projection	Annual Rent for Real Estate:	\$0	2015	Owner Projection
Cost of Goods Sold:	\$0	2015	Owner Projection	Inventory:	\$0	2015	Owner Projection
Gross Profit:	\$0	2015	Owner Projection	Real Estate Taxes:	\$4,165	2014	Actual
Total Operating Expenses:	\$0	2015	Owner Projection	Gross Payroll:	\$0	2015	Owner Projection
Net Profit:	\$0	2015	Owner Projection	Sales Taxes:	\$0	2015	Owner Projection
Adjusted Net Income:	\$0	2015	Owner Projection				

Agent Remarks: **STOP BY, OPEN WEDNESDAY THROUGH SUNDAY, BUT PLEASE DON'T DISTURB BUSINESS OR TENANTS. GIVE LA 24-48 HOURS NOTICE TO SEE THE WHOLE PROPERTY.**

Internet Listing: **Yes**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2.5% - \$350 (on Net SP)**
 Information: **24-Hr Notice Required, Listing Agent Must Accompany, Show-Special Instructions, 48-Hr Notice Required, No Sign on Property**
 Broker: **Ziggy Realty and Builders (8495)**
 List Agent: **Andy Gerakaris (84671)**
 Email: **andyg@ziggyrealty.com**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Address on Internet: **Yes**
 Other Compensation:
 Cont. to Show?:
 Ph #: **(773) 545-4400**
 Ph #: **(773) 251-0746**
 Agent Alt Ph #:

Agent Owned/Interest: **No**
 Lock Box: **None**
 Special Comp Info: **None**
 Confidentiality Agreement Req:
 Expiration Date:
 Team:
 Agent Adn'l Info:

Co-lister:

Ph #:

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MLS #: 09162839

Prepared By: Andy Gerakaris | Ziggy Realty and Builders | 04/12/2016 09:54 AM