

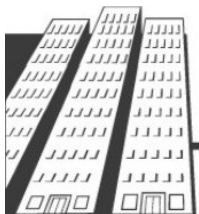
## BEAUTIFUL RESTAURANT FOR LEASE IN NORTH CENTER

\*ALL FF&E & LIQUOR LICENSE SOLD SEPARATELY\*



Amazing opportunity to step into a beautiful restaurant. Currently operating but restaurant owner is ready to retire. Permit for al fresco dining service is in place. All FF&E and liquor license sold separately. Great lease rate. All electric and plumbing updated in 2016. Great visibility on Western Avenue with strong traffic count (26,700 vehicles per day).

<b>Lease Rate:</b>	\$3,900 Monthly (\$13 PSF)
<b>Lease Type:</b>	Gross
<b>Size:</b>	±3,600 SF
<b>Zoning:</b>	B3-1
<b>FF&amp;E &amp; Licenses:</b>	Sold separately.

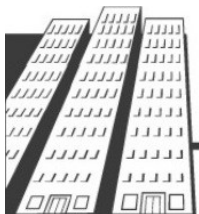


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**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
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PHONE: 773-736-3600



## FRONT END



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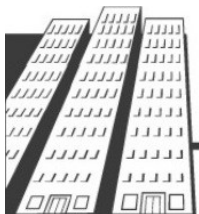
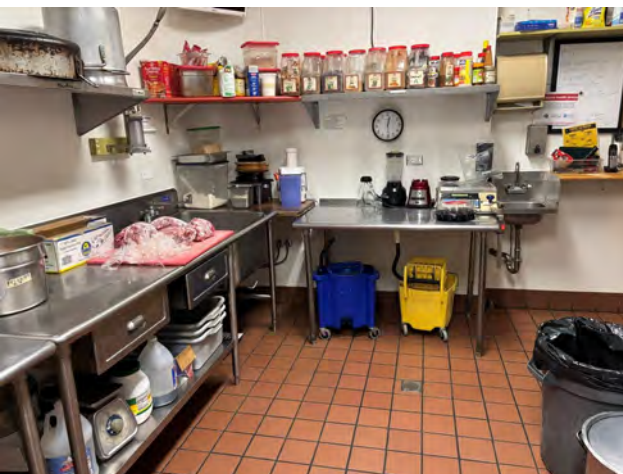
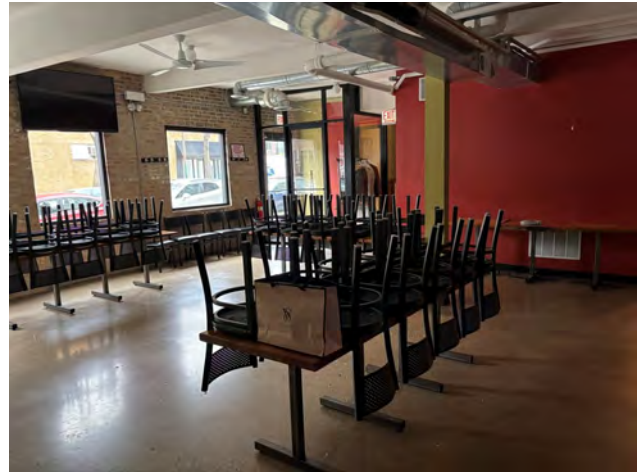
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**\*EQUIPMENT FOR SALE SEPARATELY\***



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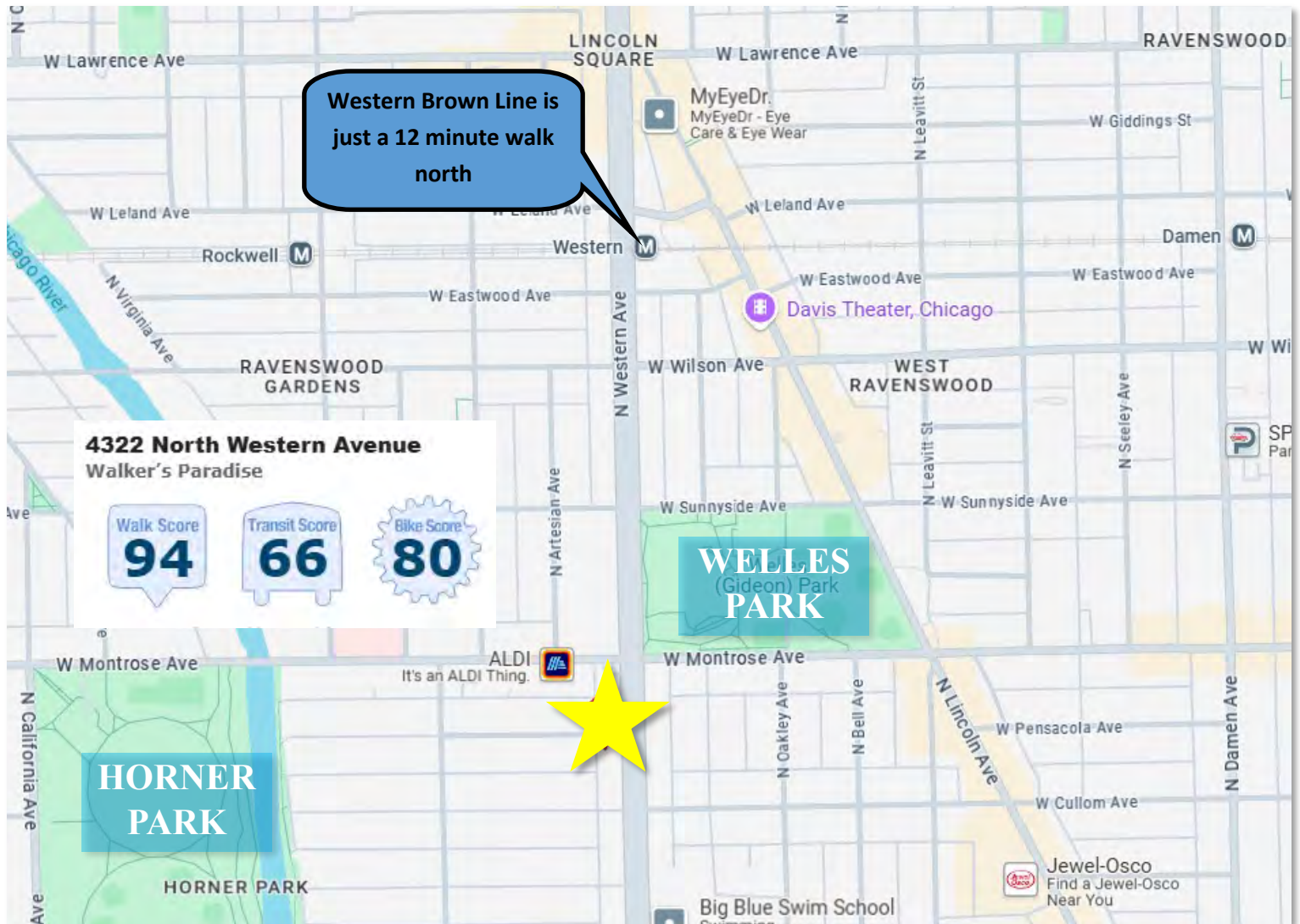


# STRAUSS

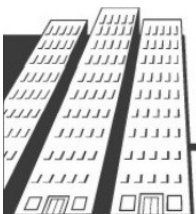
REALTY, LTD.

4322 N. WESTERN AVE.  
CHICAGO, IL 60618

## LOCATION



- Just south of Western and Montrose intersection in North Center.
- **Strong Traffic Count:** 26,700 vehicles per day travel along Western Avenue.
- Western Avenue Brown Line “El” stop is half a mile away (12 minute walk).
- Nearby businesses include Albany Bank, Shell Gas Station, Aldi, Alexander’s Restaurant, Boonie’s Filipino Restaurant, Lutz Bakery, Nano Ramen, Backlot Coffee, etc.
- Highly walkable area; walk score of 94.
- Welles Park is half a block away. Horner Park is a couple blocks away.



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