

LISTING INFO

Date:	1/11/2010
Agents Responsible	Jim Martin and Marcus Sullivan
Is this Confidential?	No
Transaction Type: Business only, real estate only, both- please specify!	Business and Property. Property holds a valid Tavern License but is not operational
Type of Property (bldg, business, restaurant, bar, retail, office...)	Three Story Mixed Use Building with ground floor retail.
Sale or Lease	Property for Sale
Real Estate included in price?	Yes.
Property Data	
Property Name	3938 North Ashland
Address	3938 North Ashland
City, Zip Code	Chicago, Illinois 60613
Area	Lakeview
County	Cook
Sale Price	\$695,000
Rental Rate	Apartments gross approximately \$35,400.00 per year. Retail space is currently vacant. Retail space is unfinished.
Lease Type	Please see below for Apartment Income. Currently the Retail Space is not leased. Retail Space does currently have a Tavern License which is included in the sale.
Taxes	\$11,471.95 (2008 Taxes payable in 2009)
Building Type and Year Built	Three Story Brick Building. Five Apartments with a 2,800 square foot retail component. Retail space does have a valid Tavern License.
# of Seats / Occupancy	Approximately 99. No current occupancy card.
Stories	Business includes the ground floor and an unfinished basement. Total of five apartments.
Square Feet	Land Square Footage of approximately 2,875. Building Square Footage of approximately 8,000 square feet.
Lot Size	25X115
Zoning	B1-2
Licenses	Retail Space currently holds a clean Tavern License included in the asking price.

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

LISTING INFO

A/C & Heat	Forced Air and Heat.
Type of Basement	Unfinished
Ceiling Heights	Approximately 12 feet.
Nearby Businesses	O'Reily's Pub, Long Room.
Location Description	Located in the North Side Neighborhood of Lakeview.
Cross Streets	Ashland and Irving

Business Data	
Is the business currently operating?	No
Business Description	Tavern

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.