

LISTING INFO

Agent	Jarrett Fradin
Transaction Type	Licenses, Lease, FF&E and Business.
Type of Property	Mixed Use 2 Story Building
Sale or Lease	Asset Sale with New Lease
CONFIDENTIAL	Yes
Real Estate included in price?	No
Property Data	
Property Name	Cochinita Taco Co.
Address	3938 N. Central Ave
City, Zip Code	Chicago, IL 60634
Area	Portage Park
County	Cook
Sale Price	\$184,900 for licenses, assets, FFE and Business .
Rental Rate	\$ 27.80 PSF
Lease Type	Net
Lease Term	TBD
Yearly Adjustment	3% Annual
Interior Size	+/- 1,625 SF
Outdoor Patio	+/- 1,250 SF \$27 PSF X 4 Months
Security Deposit	Two Months at Lease Execution
Taxes	\$3,500 Annual (2016)
Stories	2
Land Size	Total 3,421 SF
Parking	Ample Street
Zoning	B3-1
Licenses	Incidental Liquor, Outdoor Patio, Retail Food
A/C & Heat	Ample
Electric (amps)	Ample
Type of Basement	None
Ward	38th
Alderman	Nicholas Sposato
Nearby Businesses	BRGR Belly, Ninja Sushi and Thai, Taqueria Amigo Chino, PUB OK, XSport Fitness
Cross Streets	Irving and Dakin
Business Data	
Is the business currently operating?	Yes
Business Description	Beautifully built-out restaurant space in Portage Park. Large bar area with several 4 and 2-top seated tables. Small private dining area for up to 10 people. Expansive private outdoor patio with seating for 40 plus
Year Established	2015
Years of Operation	8 Years with Current Ownership, 3 Years as concept

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

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No. of Employees	4- 7 Seasonal
Hours of Operation	Mon - Sun
Reason for selling	Concentrate on other 2 Restaurants
FF&E Included	Yes
Inventory	Negotiable
Will seller provide training	Yes