

West Town - Chicago Restaurant/Bar Structure with Two Floors Available for Sale

1952 W. Chicago Ave.



*Rendering



*Rendering

West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

1952 W. Chicago Ave.

Size	6,000 SF (Approx. on two floors)
Zoning	B3-2
Price	\$749,000 (Real Estate for Sale) <i>Price Reduced!</i>
Parking	3 Spaces



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)
Jarrett Fradin
312.575.0480 Ext. 2
Jarrett@kudangroup.com



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	29,928	248,479	571,797
2013 Female Population	28,758	257,519	581,395
2013 Total Population	58,686	505,998	1,153,192
2013 Total Households	26,730	226,013	472,811

	1-mi.	3-mi.	5-mi.
Income			
2013 Median Household Income	\$62,756	\$60,020	\$54,179
2013 Per Capita Income	\$26,344	\$30,709	\$34,059
2013 Average Household Income	\$37,147	\$37,898	\$31,382

Nearby Businesses

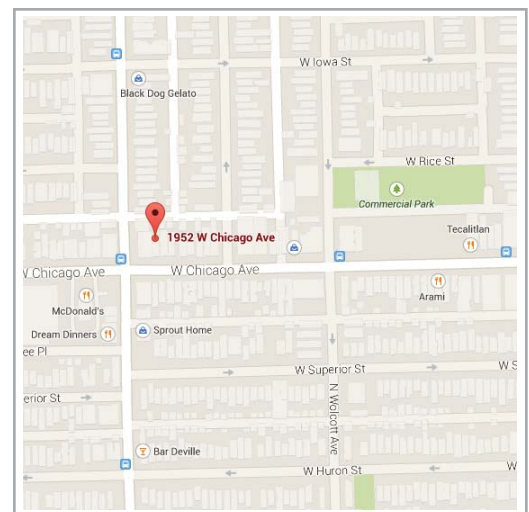
Roots	Mexique
Homestead	Five Star Bar
West Town Bakery	High Dive
Arami	

Highlights

Restaurant/Bar structure available for sale in the heart of West Town on Chicago Ave. This 2 floor building with existing Architectural Drawings, Floor Plans, and Permits is stubbed for Plumbing and Electrical for restaurant use. Surrounded by restaurants and national retailers. Landlord will contribute to structural-capital improvements.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 10-12-2011- 464

Map



LISTING #INFO

Agent(s) Responsible	Jarrett Fradin
Transaction Type	Real Estate Sale
Type of Property	Two-Story Building – Commercial Use
Property Data	
Address	1952 West Chicago Ave
City, Zip Code	Chicago, IL 60605
Area	West Town
County	Cook
Real Estate Sale	\$749,000 (Real Estate for Sale) <i>Price Reduced!</i>
# of Seats	TBD
Size	6,000 SF (Approx. on 2 floors)
Parking	3 Parking Spaces & Ample Street
Zoning	Commercial B3-2
Nearby Businesses	Roots, High Dive, Homestead, West Town Bakery, Arami, Mexique, Five Star Bar
Property Description	Restaurant/Bar structure available for sale in the heart of West Town on Chicago Ave. This 2 Floor building with existing Architectural drawings, Floor Plans, and Permits is stubbed for Plumbing and Electrical for restaurant use. Surrounded by restaurants and national retailers. Landlord will contribute to structural –capital improvements.
Location Description	Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park is a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffee houses thrive amid a diverse community in this compact neighborhood.
Cross Streets	Chicago/Damen