

SALE

Two-Story Mixed-Use Building North Center

1938 W IRVING PARK RD

Chicago, IL 60613

PRESENTED BY:

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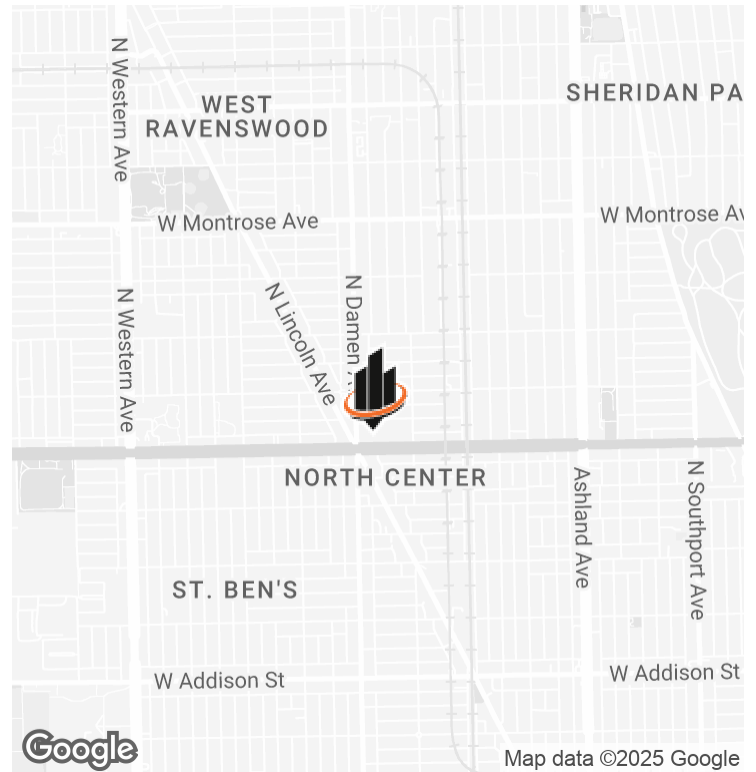
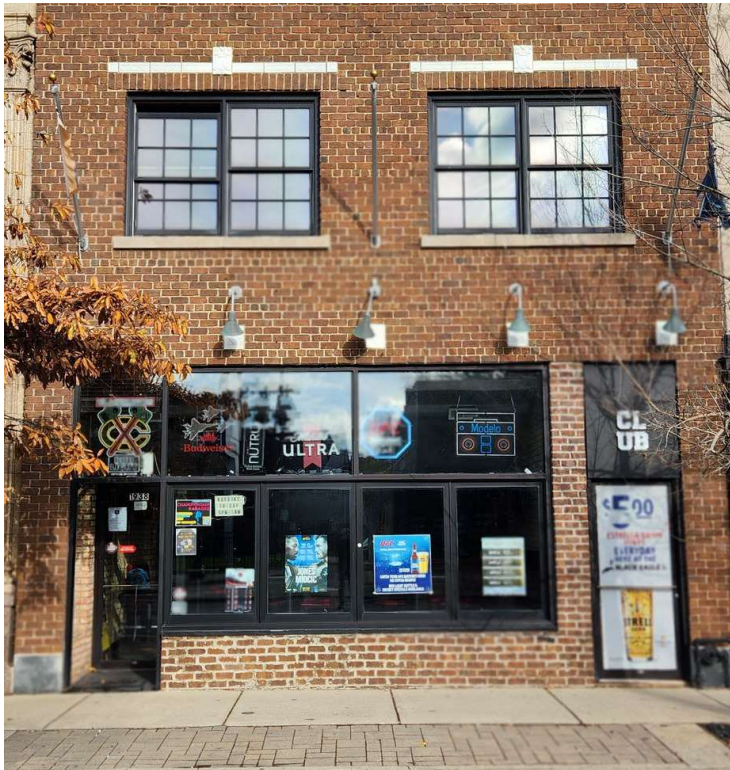
MARCUS SULLIVAN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$795,000
NUMBER OF UNITS:	2
LOT SIZE:	2,950 SF
BUILDING SIZE:	5,900 SF
ZONING:	C1-2
LICENCES:	Tavern and Retail Food

PROPERTY DESCRIPTION

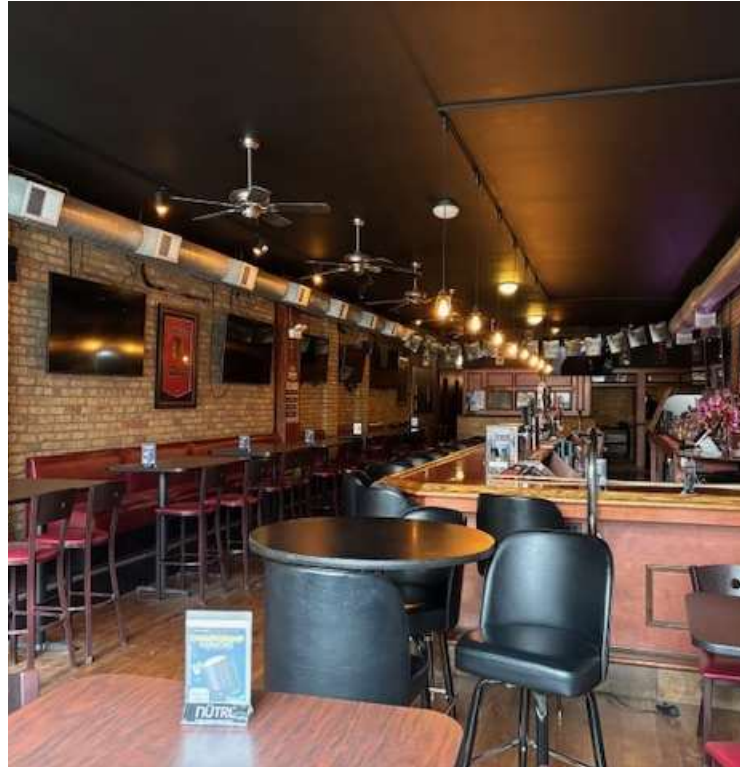
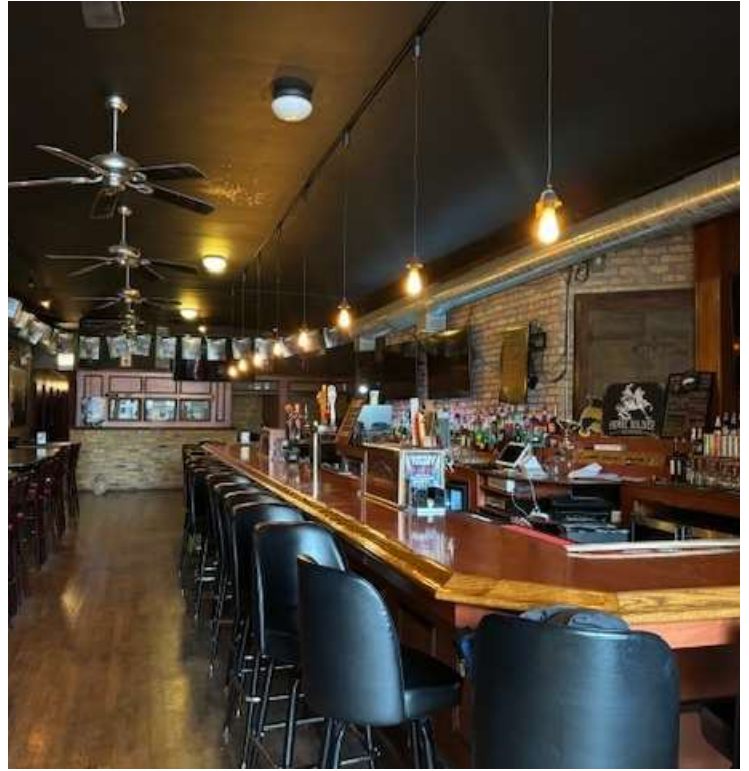
Located in the highly sought-after North Center neighborhood, this two-story mixed-use building offers an exceptional opportunity for investors and business owners. The ground floor is fully built out as a tavern, complete with all furniture, fixtures, and equipment in place, making it a turnkey operation for a new owner. All necessary liquor licenses and other in-place permits are included in the sale, ensuring a smooth transition for the next business venture. The ground floor space features a spacious, well-maintained layout with high ceilings, large windows, and ample natural light, providing a welcoming atmosphere for both patrons and tenants. The second floor presents the potential for residential or commercial use, offering great flexibility to suit a variety of needs.

PROPERTY HIGHLIGHTS

- Mixed-Use Building in Chicago's North Center Neighborhood
- Fully built-out tavern on the ground floor
- Liquor license and all necessary permits included, allowing for immediate operation
- North Center neighborhood, known for its local businesses and dining scene
- Surrounded by a variety of popular restaurants, cafes, and retail shops

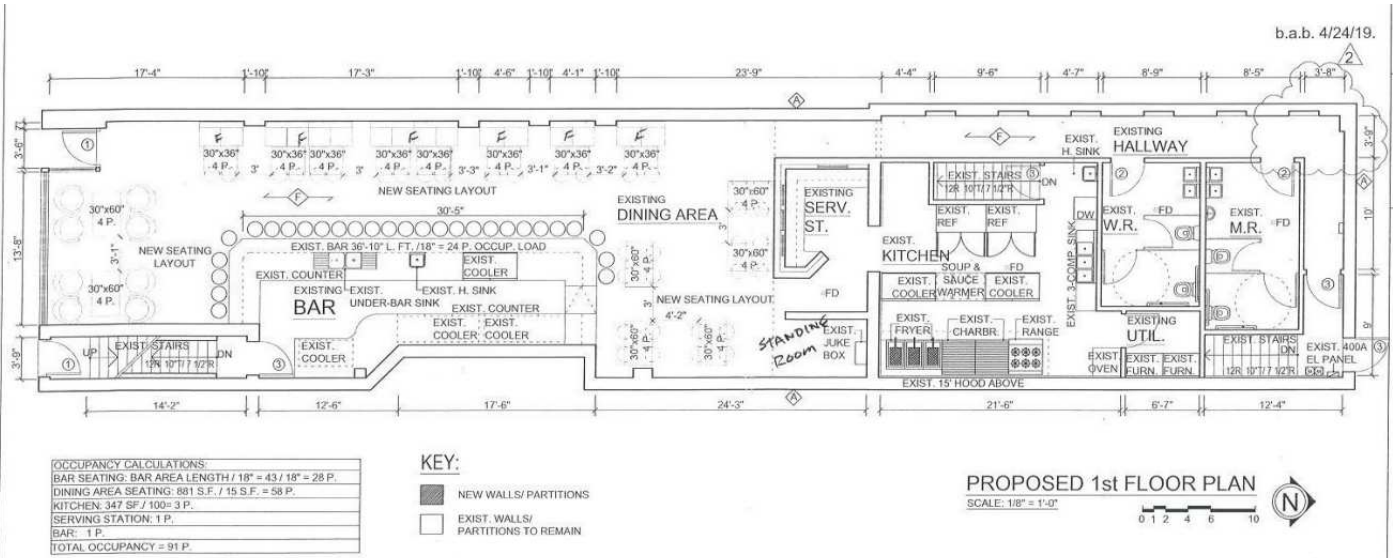
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INTERIOR PHOTOS



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INTERIOR FLOOR PLAN




MY HOME
 ASSOCIATED CONTRACTORS
 2003 W. IRVING PARK RD.
 CHICAGO, IL 60618
 Lic# 184-005545

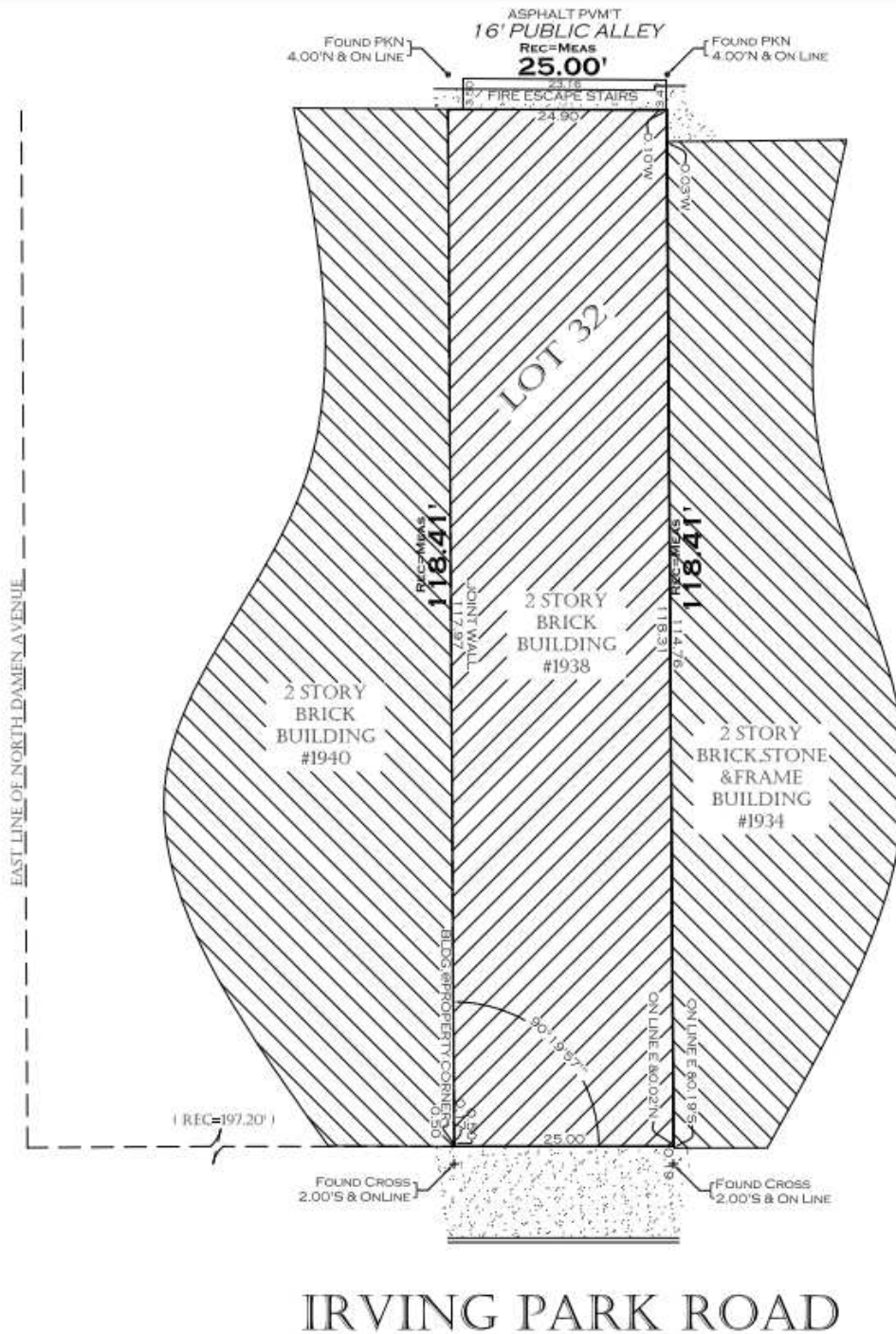
NEW OCCUPANCY LAYOUT & BUSINESS LICENSING FOR AN EXISTING INACTIVE RESTAURANT/TAVERN SPACE AT:
 1938 W. IRVING PARK RD., CHICAGO, IL

FLOOR PLAN

A-1

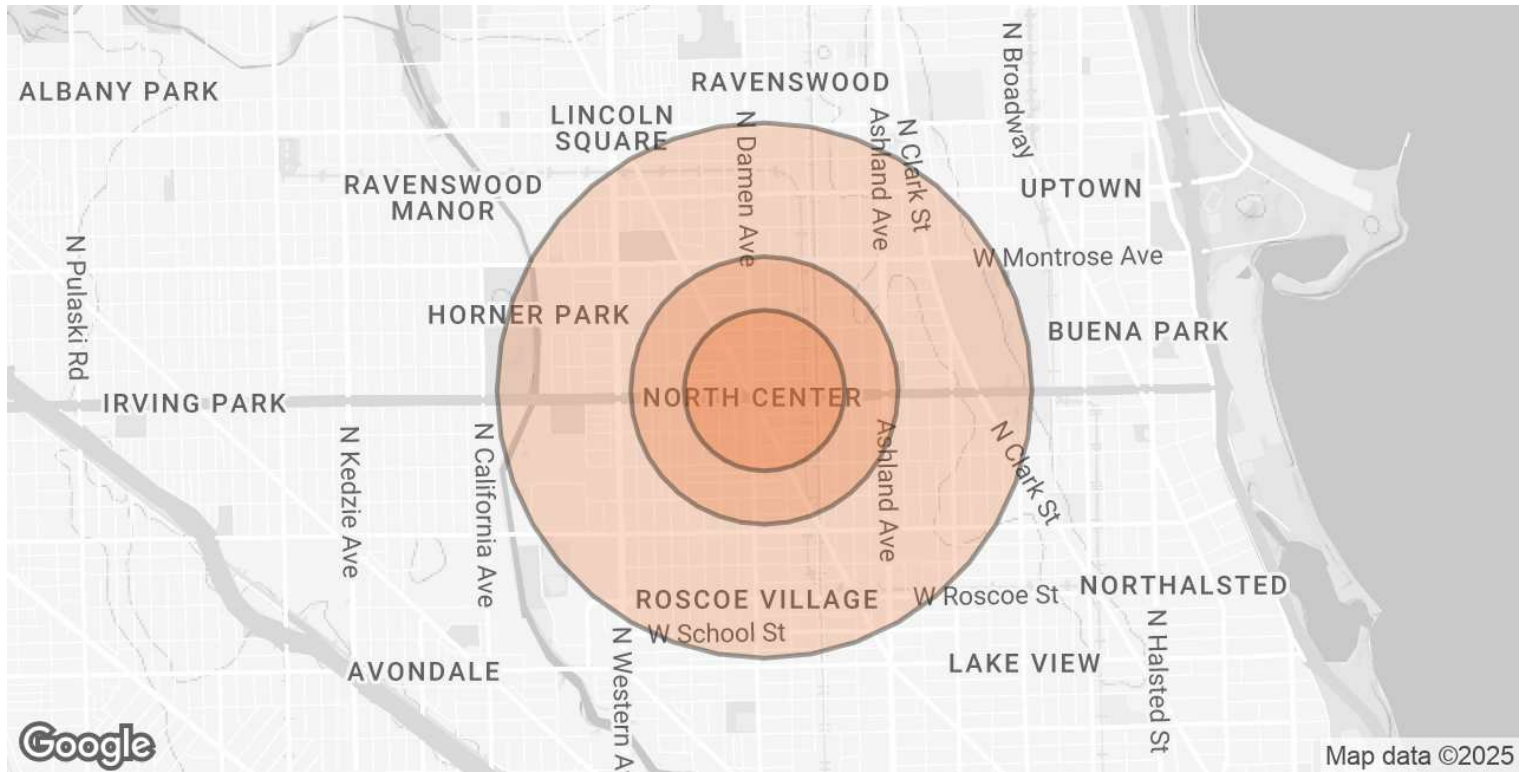
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1938 SURVEY



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,876	16,546	56,514
AVERAGE AGE	36	36	36
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	37	36	36

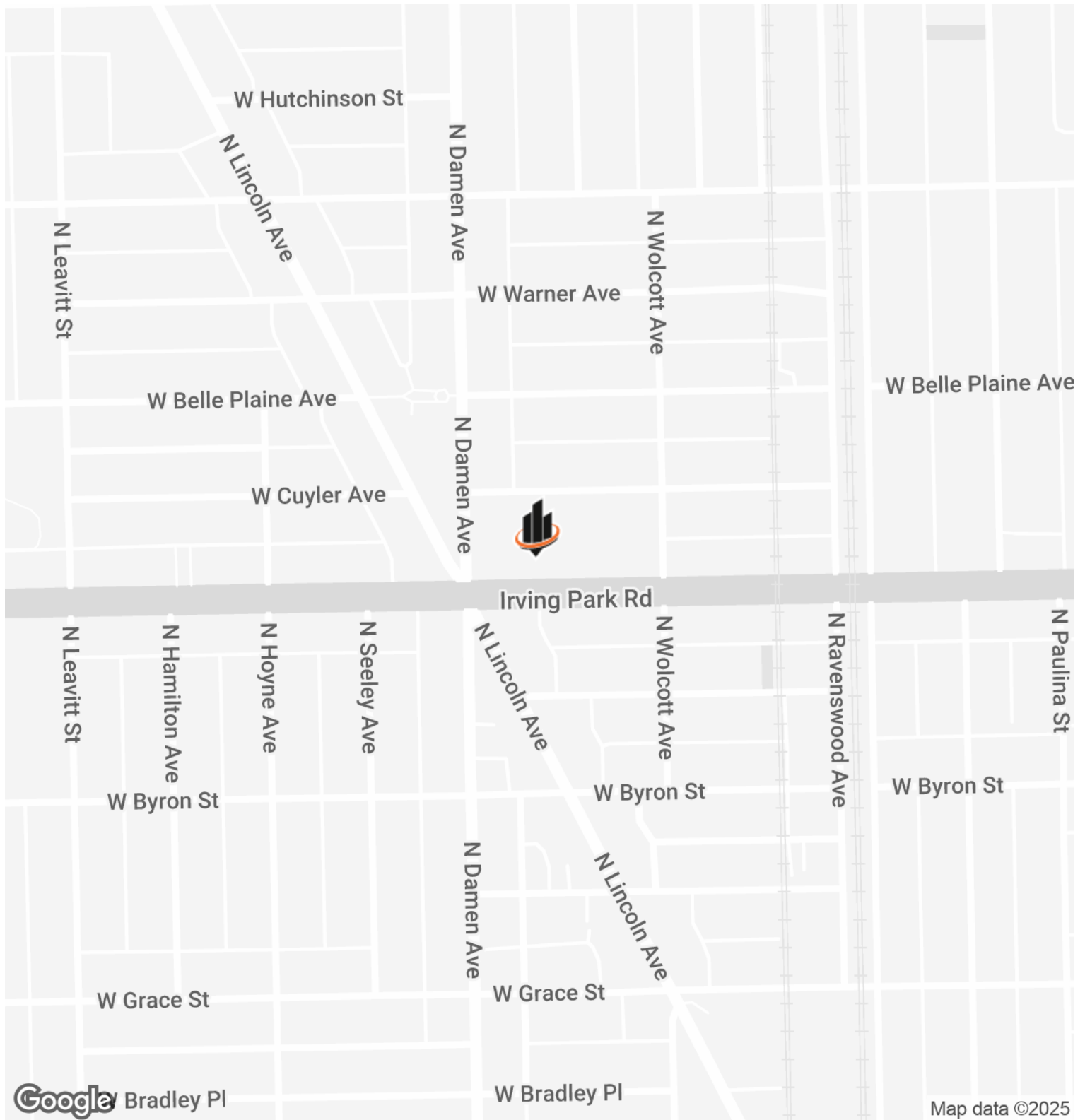
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,608	7,414	26,339
# OF PERSONS PER HH	2.3	2.2	2.1
AVERAGE HH INCOME	\$201,113	\$196,176	\$180,796
AVERAGE HOUSE VALUE	\$887,174	\$889,587	\$859,373

Demographics data derived from AlphaMap

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LOCATION MAP



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