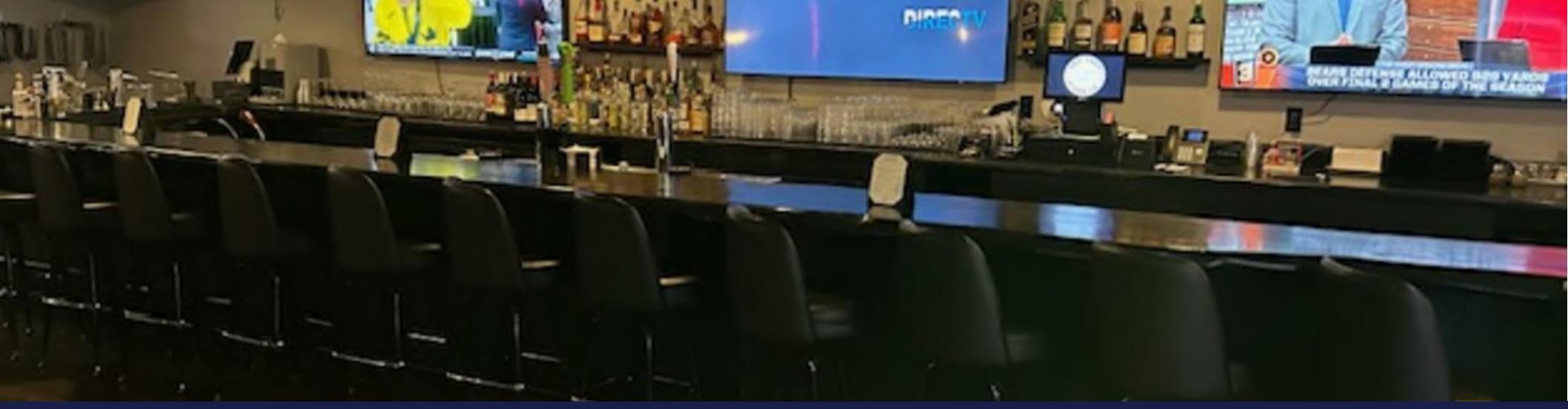




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SHOWINGS BY APPOINTMENT ONLY

TURNKEY BAR/RESTAURANT SPACE
7455 W Irving Park Rd
Chicago, IL 60634

PEARSON
realty group



TURNKEY BAR/RESTAURANT SPACE

7455 W IRVING PARK RD
CHICAGO, IL 60634

EXCLUSIVELY PRESENTED BY:



Thoma Panos

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PROPERTY SUMMARY

Offering Price	\$1,000,000.00
Offered At	\$1,000,000
Type	Mixed-Use
Year Built	1924
Zoned	C1-2
Building Size	4,055 SF
(Restaurant)	(3,125 SF)
(3 Bedroom Apt)	930 SF
Lot Size	0.16 Acres
Parking	15 Car Lot + Street



INVESTMENT SUMMARY

Offered for sale is a fully turnkey restaurant, pizzeria, and bar located just blocks from the HIP Harlem–Irving Plaza shopping center. The business has been completely gut rehabbed, with significant upgrades completed within the past year, allowing a buyer to step into a stabilized operation with no immediate capital requirements. The restaurant holds a Chicago PPA liquor license and is built out for full-service dining and bar operations.

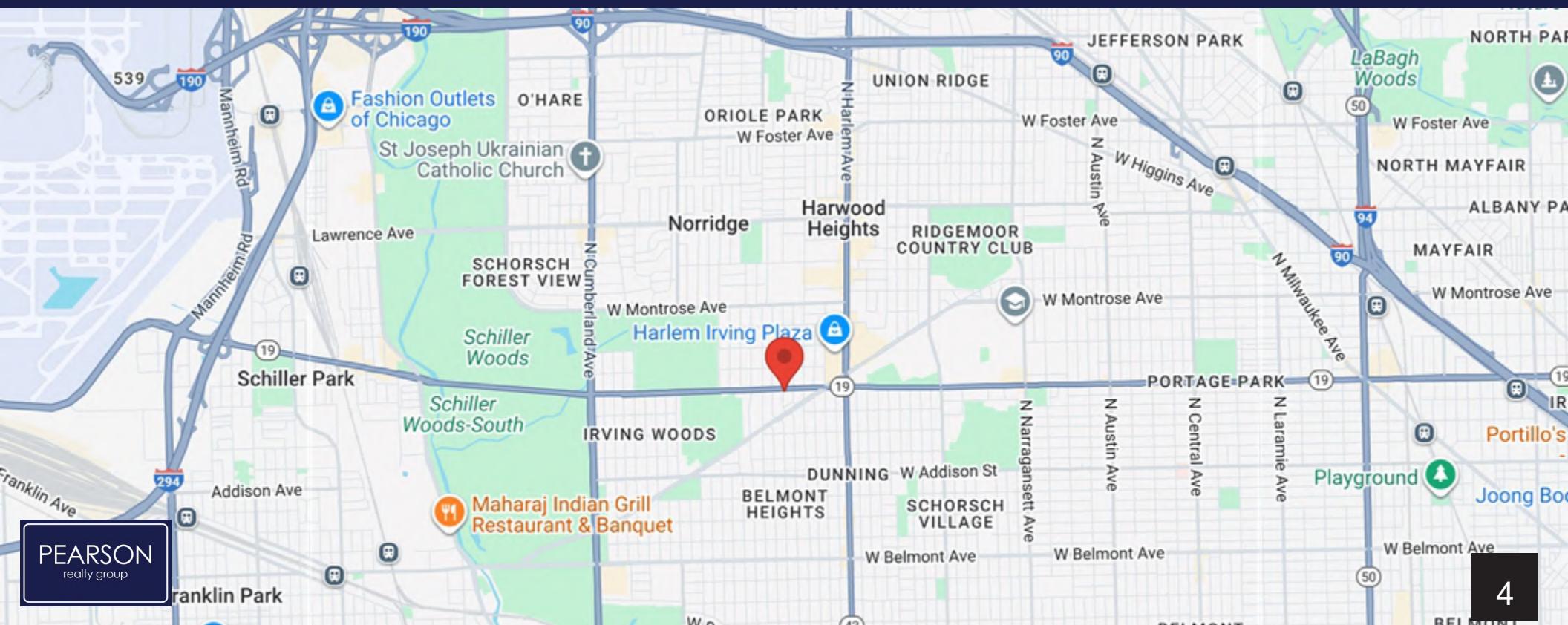
The business is being offered in conjunction with the real estate for a total asking price of \$1,000,000. This offers a strong passive income stream for an absentee investor that is looking for flexibility.

The property benefits from an exceptional corner location along Irving Park Road near Harlem Avenue and Forest Preserve Drive, an increasingly commercialized corridor with strong daily traffic counts. A dedicated game room is already built out, positioning the business for potential future upside should Video Gaming Terminals (VGTs) become permitted within the City of Chicago, consistent with recent state budget discussions and nearby market performance.



INVESTMENT HIGHLIGHTS

- Turnkey restaurant, pizzeria, and bar with full gut renovation and significant upgrades completed within the past year.
- Attached 3-bedroom residential apartment, providing an additional income component.
- Fully equipped commercial kitchen with newer pizza ovens, full kitchen line, and walk-in cooler/freezer.
- Seating for approximately 95 patrons with full bar service.
- Chicago PPA liquor license included.
- Built-out game room positioned for potential future ancillary revenue.
- A strong passive income stream for an absentee investor seeking flexibility.



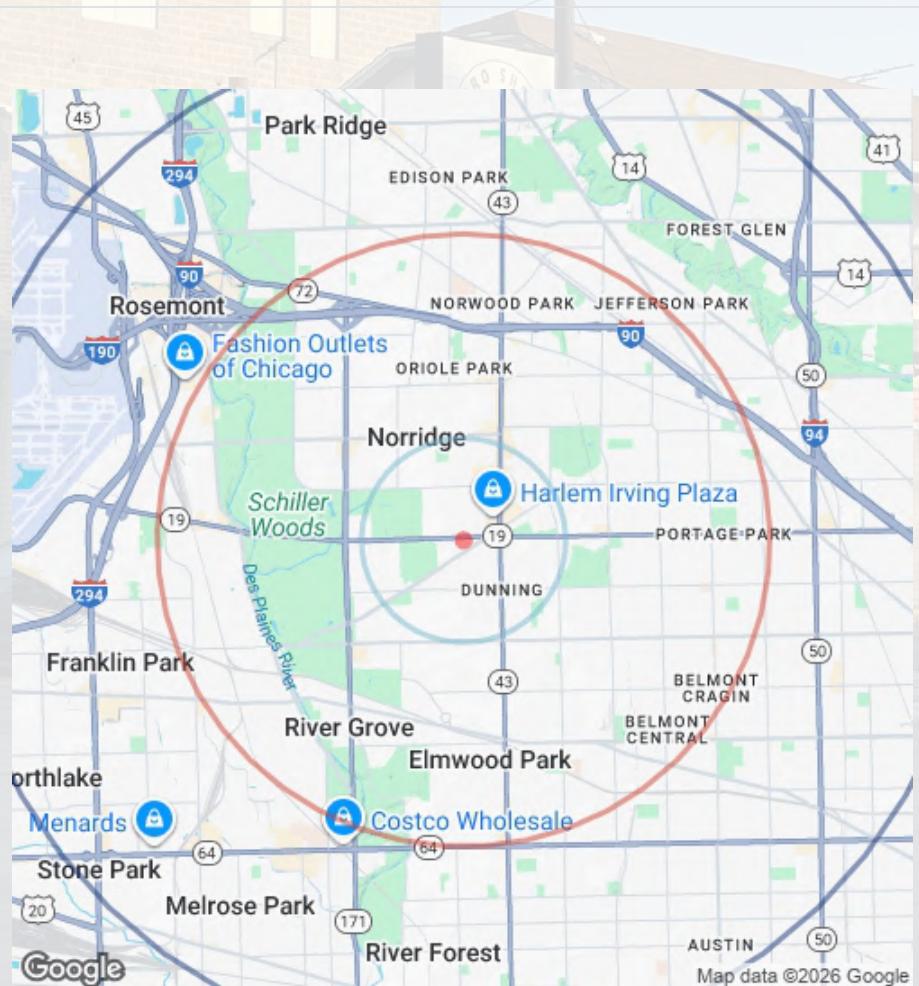
LOCATION HIGHLIGHTS

- Prime frontage along Irving Park Road, a major east–west arterial with strong daily traffic and visibility.
- Steps from HIP Harlem–Irving Plaza, a dominant regional shopping center drawing consistent consumer traffic.
- Located near the intersection of Irving Park Rd, Harlem Ave, and Forest Preserve Dr, which sees over 15000-26000 daily traffic.
- Surrounded by established restaurants, bars, and neighborhood retail supporting strong local demand.
- Dense surrounding residential population providing a reliable customer base.
- Excellent access to Northwest Side Chicago neighborhoods and nearby suburbs via Harlem Avenue.
- Area continues to see ongoing retail and commercial activity, supporting long-term business viability.



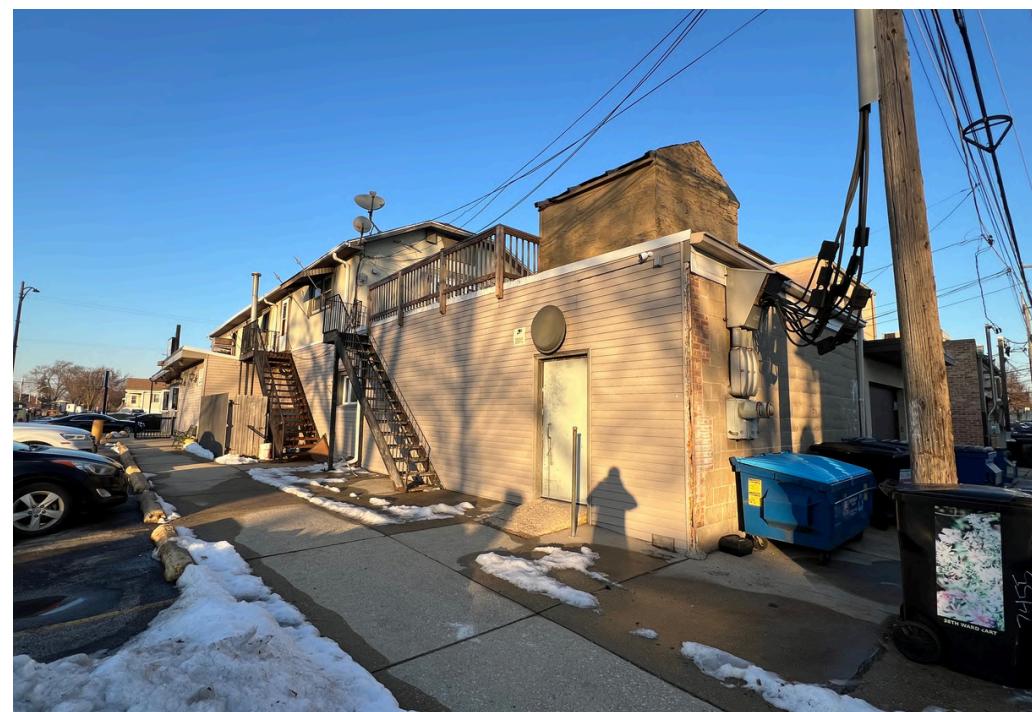
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,721	264,046	689,792
2010 Population	28,370	265,364	671,835
2025 Population	27,857	254,924	639,195
2030 Population	27,169	248,832	625,479
2025-2030 Growth Rate	-0.5 %	-0.48 %	-0.43 %
2025 Daytime Population	22,766	208,122	574,273

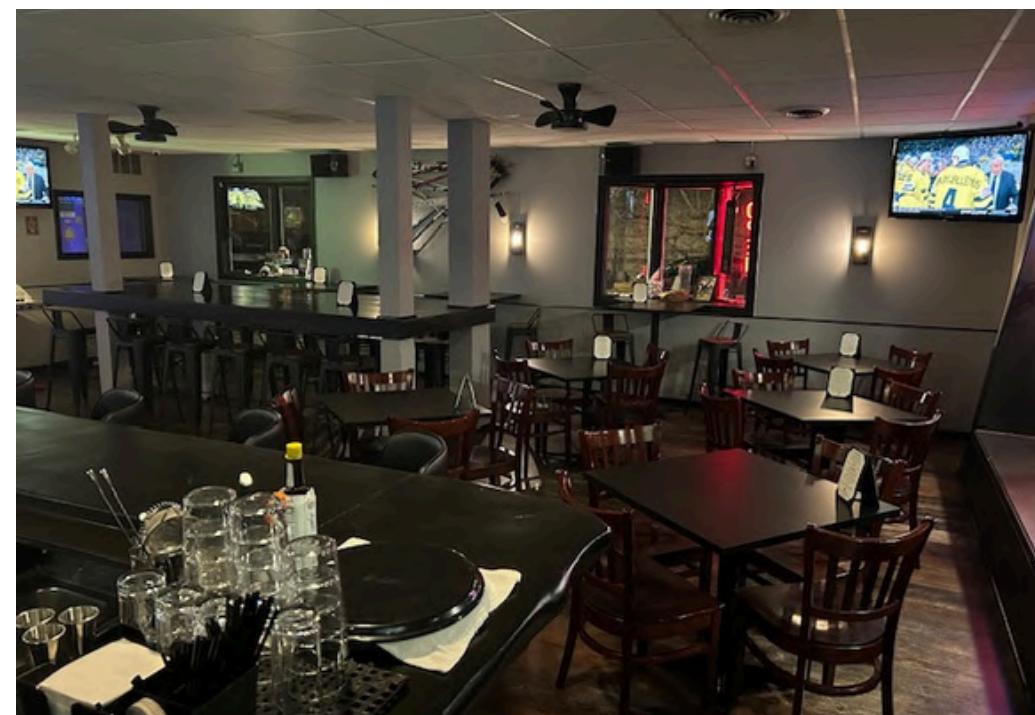
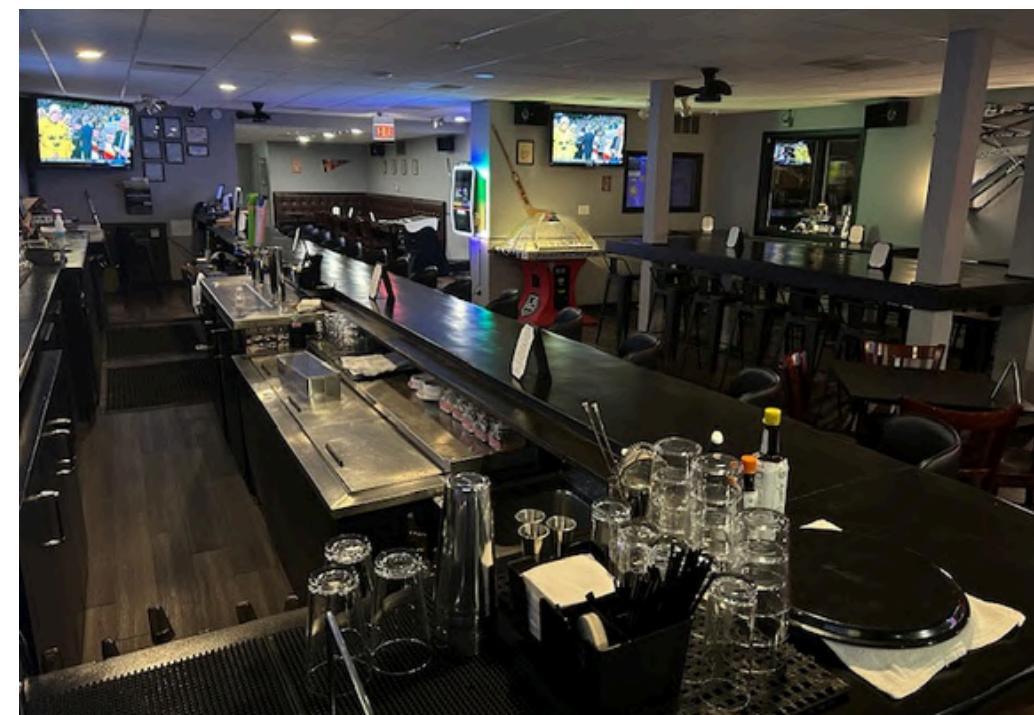
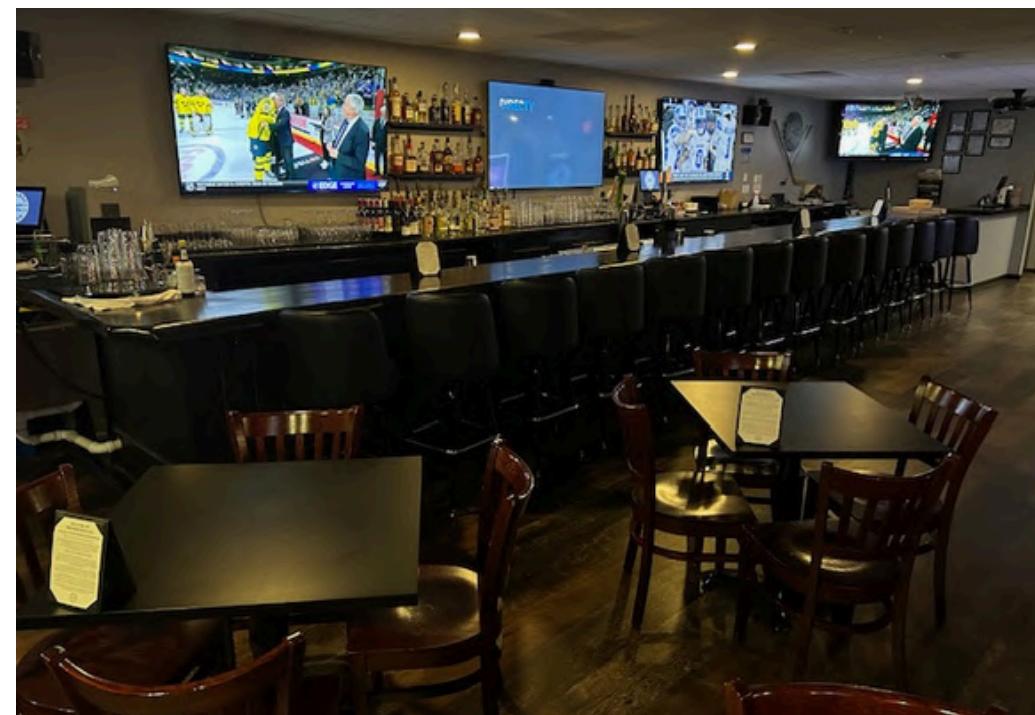


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	565	6,516	18,348
\$15000-24999	530	5,216	12,554
\$25000-34999	493	5,810	14,763
\$35000-49999	966	9,446	24,244
\$50000-74999	1,751	14,865	36,256
\$75000-99999	1,242	12,647	29,888
\$100000-149999	2,197	20,200	46,648
\$150000-199999	1,290	12,068	26,470
\$200000 or greater	1,432	12,691	38,266
Median HH Income	\$ 92,409	\$ 88,955	\$ 88,064
Average HH Income	\$ 116,859	\$ 113,383	\$ 120,123

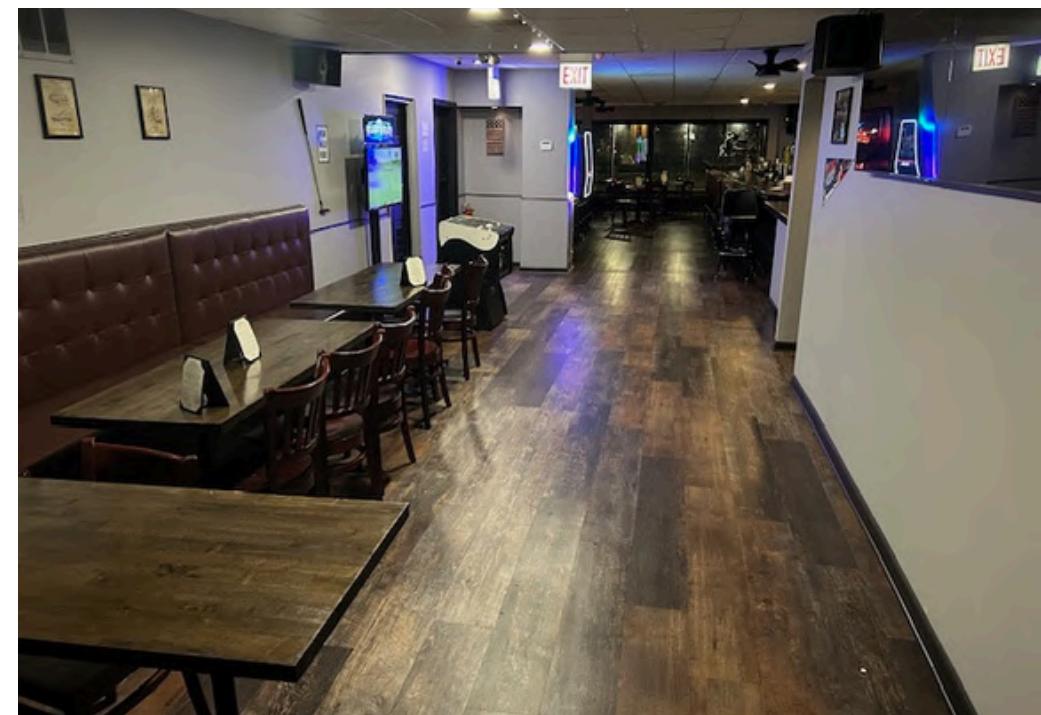
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	10,689	99,506	245,178
2010 Total Households	10,461	97,951	239,350
2025 Total Households	10,466	99,458	247,436
2030 Total Households	10,393	98,962	247,197
2025 Average Household Size	2.63	2.55	2.56
2025 Owner Occupied Housing	8,169	66,711	152,154
2030 Owner Occupied Housing	8,286	68,289	156,368
2025 Renter Occupied Housing	2,297	32,747	95,282
2030 Renter Occupied Housing	2,106	30,673	90,829
2025 Vacant Housing	479	5,876	17,451
2025 Total Housing	10,945	105,334	264,887



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DETAILS.**