

# For Sale

Turn-Key Bar/Restaurant (No License)  
Chicago's Beverly Neighborhood

10012 S. Western Ave  
Chicago, IL 60643



EXCLUSIVELY LISTED BY:



Mark Mielnicki  
Designated Managing Broker  
773.779.3473 X101  
Cell: 773-297-7718  
mark@firstinrealty.com

Brittany Villalobos  
Associate Broker  
773.779.3473 X116  
Cell: 708-712-8221  
brittany@firstinrealty.com



## Offering Summary

**Location:** Chicago – Beverly Neighborhood, Western Avenue Corridor

**Established:** Longstanding neighborhood bar, operated for decades as Wrong's Tap

**Description:** This well-known Beverly bar operated for years as Wrong's Tap, earning a strong reputation as a no-frills, local favorite on Chicago's south side. The property features approximately 2,350 SF of space, including an open main bar area, kitchen with hood, sinks, WIC (inoperable), private office, storage, and a 1-plus car garage for +/-650 SF of storage or parking. While the business has since closed, the space remains fully built out, offering a turn-key setup for a bar, restaurant, or other commercial use. Its long-standing presence in the Western Avenue entertainment corridor made it a go-to destination for generations of patrons.

**Opportunity:** The sale includes the real estate only, offering a rare chance to own a piece of Beverly's bar history and repurpose it for a new concept. With high visibility and strong neighborhood recognition, this site is ideal for investors, restaurateurs, or developers seeking a prime location in one of Chicago's most established and community-driven corridors.

## Investment Summary

Asking Price:	\$299,000.00
Total Building Area:	+/- 2,350 SF
Total Land Area:	+/- 3,750 SF (30x125)



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

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# Property Description

Address: 10012 S. Western Ave  
Chicago, IL 60655

County: Cook

Neighborhood: Beverly

Total Building Area: +/- 2,350SF

Total Land Area: +/- 3,750 SF

Description: Formerly home to Beverly's beloved Wrong's Tap, this 2,350 SF fully built-out property offers a turn-key bar or restaurant setup with a commercial kitchen, private office, storage, and garage in the heart of the Western Avenue entertainment corridor.

Zoning: B1-1  
TIF: Western / Rock Island

Pin: 24-12-418-020-000

2023 Taxes \$11,655.74



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# Interior Photos

## Main Bar



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## Interior Photos



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# Interior Photos



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## *FF&E & Mechanicals Equipment:*

- (2) 200 AMP Panels
- Newer Roof Top Unit
- Full Bar with Wash Station, Hand Sinks, and Coolers
- Kitchen with Hood, Triple Basin/ Hand Sink(s), and WIC (inoperable)
- Slop Sink
- Bar includes tap cooler, ice chest & coolers
- Mechanical Utility Room
- All furniture, fixtures, décor,
- inventory and supplies included in sale (with exception of gaming machines, pool table and Pepsi cooler and other leased equipment — ask agent for details)



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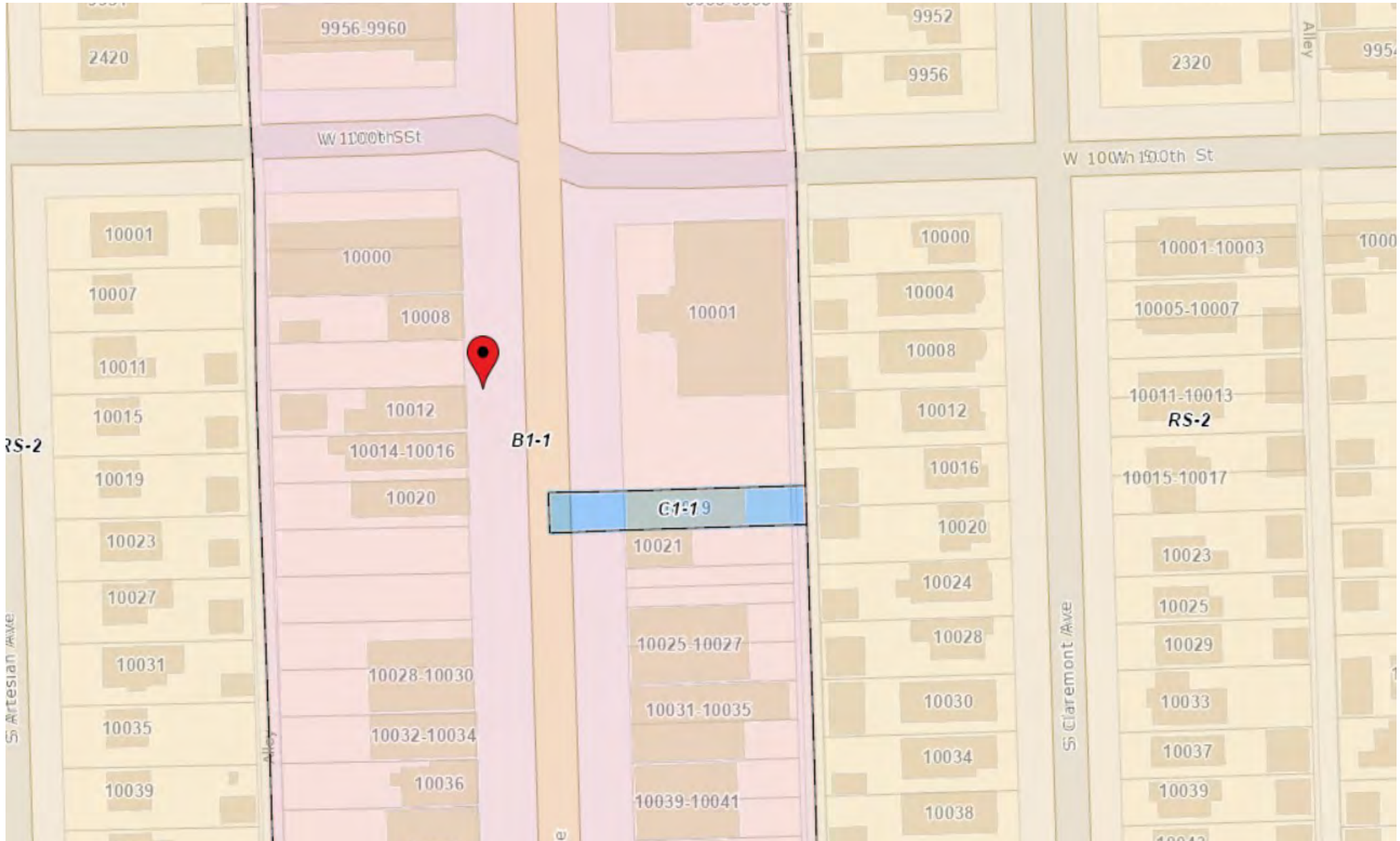


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# ZONING MAP

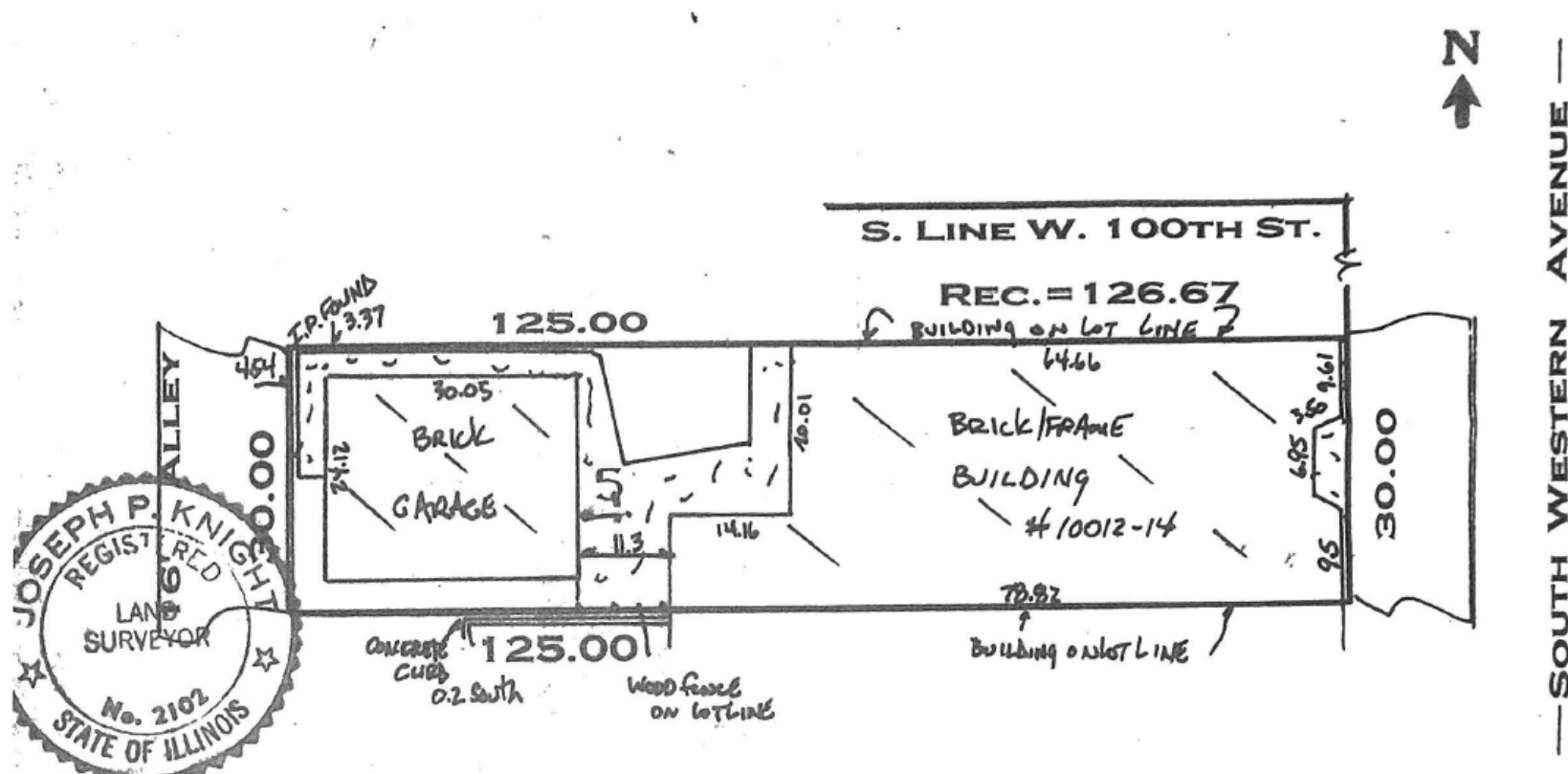


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# Survey





# BEVERLY HILLS OVERVIEW

Located on Chicago's far Southside, Beverly is famed for its bustling businesses along Western Avenue. Despite its urban setting, it maintains a small-town feel with rich historical buildings and homes. Throughout the year, Beverly offers seasonal highlights like parades, farmer's markets, nightlife, and festive holiday lights. It's also home to Metra's Rock Island District line, serving its commercial corridor and historic neighborhoods with eight convenient stations. Discover Beverly's blend of heritage and lively community spirit on Chicago's Southside.

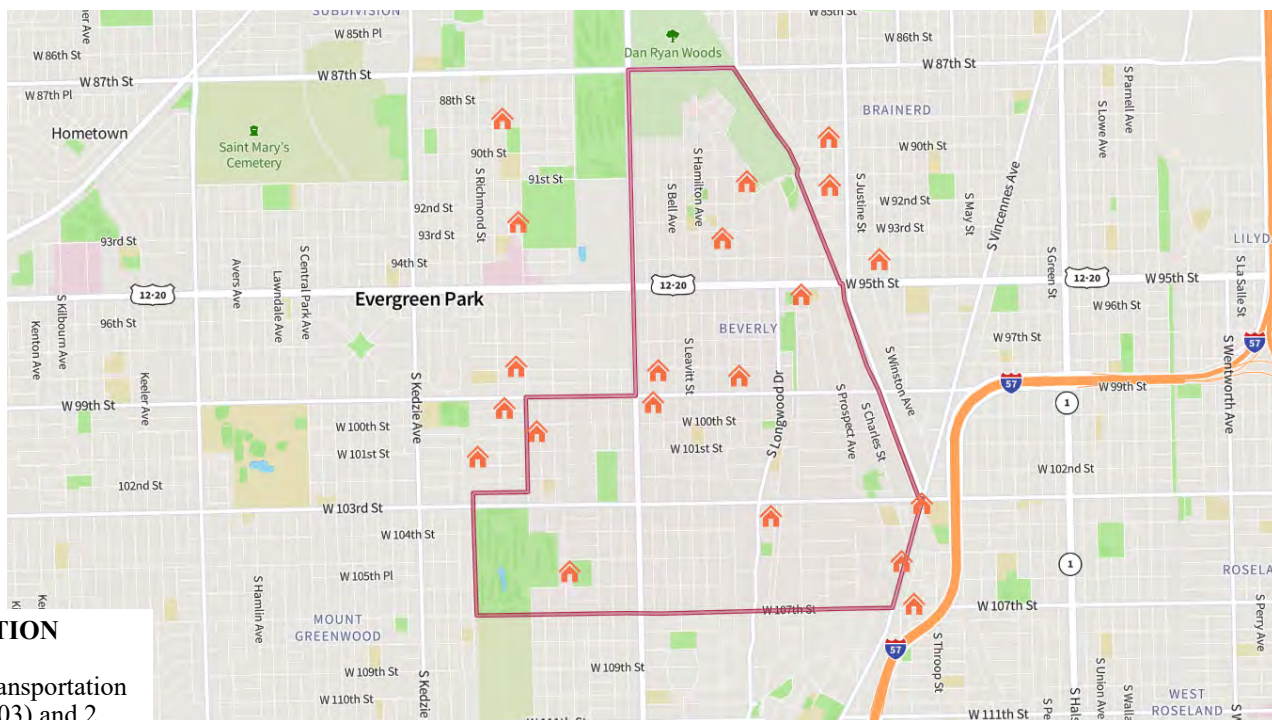


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Beverly, Chicago is an exceptional locale for owning a bar due to its affluent community, strong local patronage, and vibrant entertainment scene along Western Ave. With its supportive neighborhood atmosphere, convenient public transit access via Metra, and a reputation for lively nightlife, Beverly presents a prime opportunity for establishing and thriving in the bar industry.



## BEST PLACES IN CHICAGO

Best Neighborhoods to Buy a House

**#5 of 94**

Best Neighborhoods to Raise a Family

**#8 of 94**

Best Neighborhoods to Live

**#26 of 94**

## ACCESS & TRANSPORTATION

Beverly had excellent public transportation with 2 bus routes (#349 and #103) and 2 Metra stations providing daily service to Chicago and Joliet.

I-57 and I-90/94 provide easy access to Downtown Chicago, South suburbs, and Northwest Indiana.

Beverly has a Walk Score of 66

O'Hare International Airport  
(39 min drive)

Midway International Airport  
(25 min drive)

The Loop  
(23 min drive)

**A+**

## Overall Niche Grade

How are grades calculated?  
Data Sources

B-	Public Schools	-	Crime & Safety
B+	Housing	B+	Nightlife
A	Good for Families	A	Diversity
B+	Jobs	C+	Weather
B	Cost of Living	A-	Health & Fitness
A-	Outdoor Activities	B+	Commute

Sources: Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

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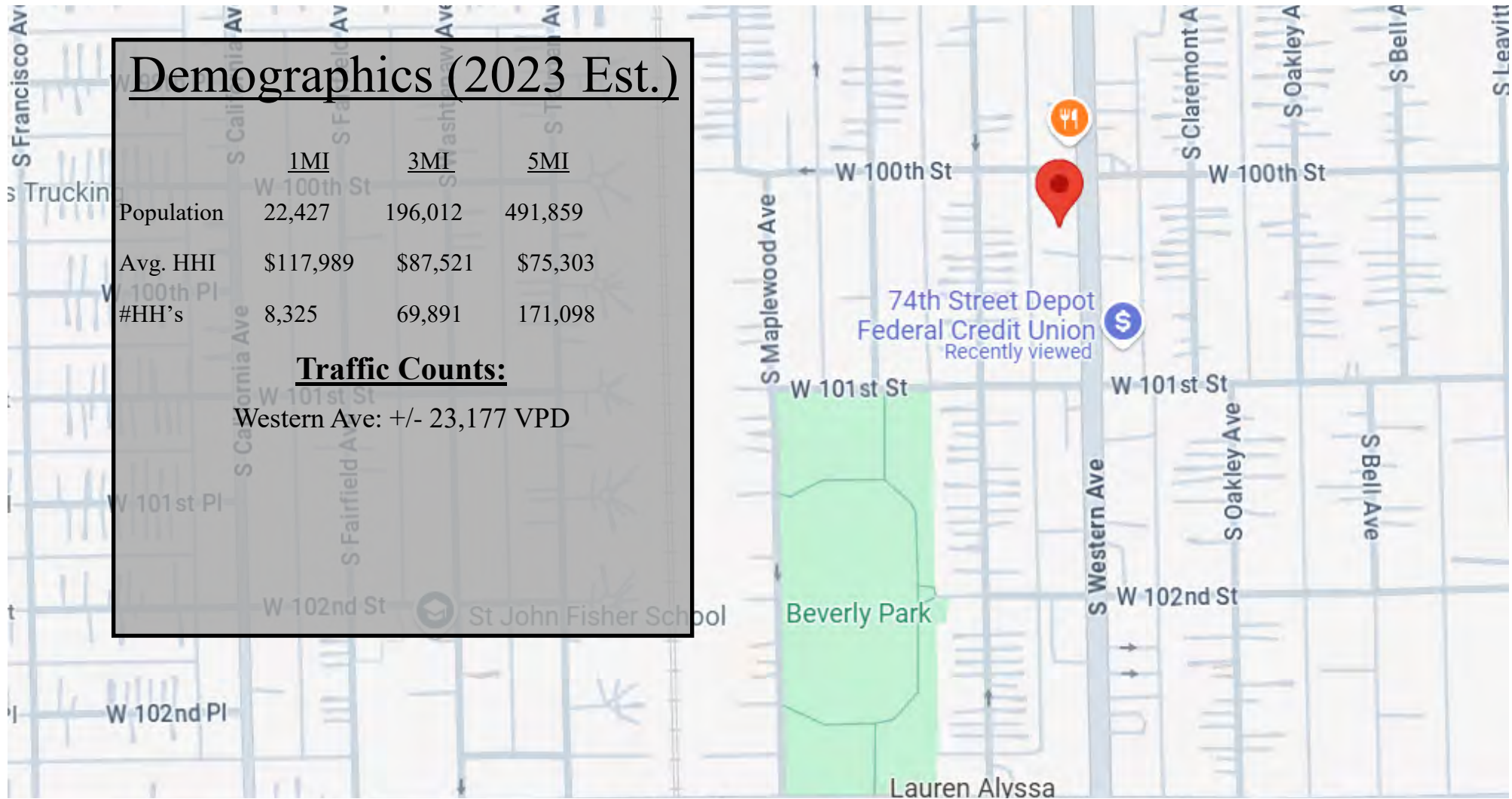
# Demographics

## Demographics (2023 Est.)

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	22,427	196,012	491,859
Avg. HHI	\$117,989	\$87,521	\$75,303
#HH's	8,325	69,891	171,098

### Traffic Counts:

Western Ave: +/- 23,177 VPD





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*It's Miller Time*  
**WRONGS**



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