

TWO-STORY BUILDING FOR SALE
FULLY-FIXTURED RESTAURANT
LOCATED IN THE HEART OF LITTLE ITALY ON TAYLOR STREET



Restaurant—South Chicago Submarket
Chicago, IL 60607

3,531 SF
Gross Bldg Size

0.07
AC Lot

1889/2017
Built/Renov

Single
Tenancy

Two-story, ADA-compliant restaurant with 18' Hood, fridge and freezer walk-ins. Includes basement and private party room, plus a rooftop. Excellent visibility on Taylor Street, surrounded by restaurants, with many operating for multiple generations. Steps to busy UIC and the Illinois Medical District. All Furniture, Fixtures & Equipment are Included.

Building Size: 3,531 SF Gross
2,540 SF 1st Floor
991 SF 2nd Floor
Land Size: 3,317 SF Gross

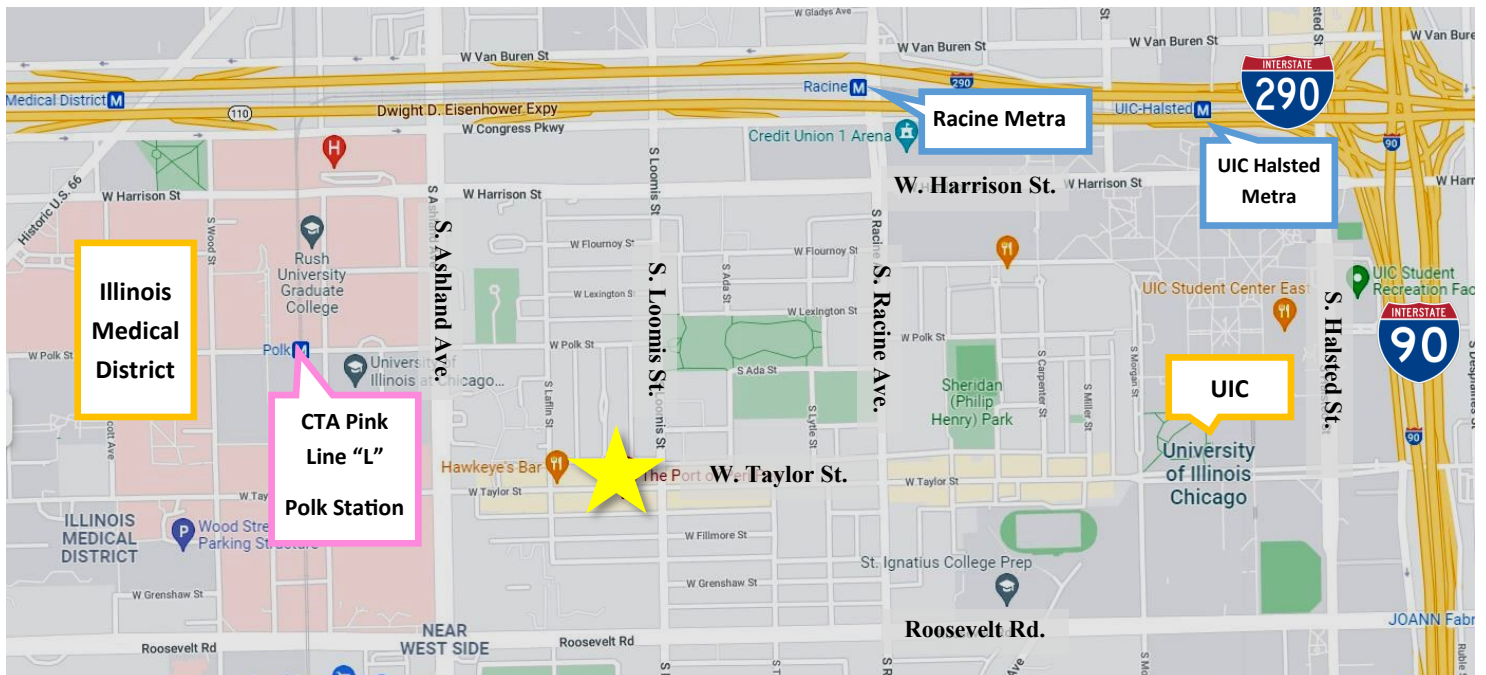
Sale Price: \$1,190,000
Zoning: B3-2
Taxes ('22) \$31,073
PIN #: 17-17-325-014-0000



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MAP



Taylor Street Nearby Businesses:

Jersey Mike's	Stax Café	Vintage Bar
Pompei	Vibes N Skin	Kong Dog UIC
Rickette's	Taylor Street Tap	The Embassy Public House
Siri Indian Restaurant	Sweet Maple Café	Peanut Park Trattoria
Golden Thai	Hana Sushi	Insomnia Cookies
De Pasada	Kimura Sushi	Scafuri Bakery
The Rosebud	Conte Di Savoia	Tuscany
Potbelly	Hawkeye's	Papa John's Pizza
Fedex	Tuk Tuk Indian Street Food	Al's Beef
Starbucks	Living Water Tea House	Kurimu
Chilango Mexican Street Food	Patio Restaurant	Jarabe Taqueria
Yummy Thai	One More	Tai Chi Bubble
ADDA Indian	Sushi Express	Jimmy John's

Location Highlights:

-  High foot traffic location, pedestrian-friendly area with **Walk Score of 94**.
-  Prominent **dining destination**—many restaurants operating for multiple generations.
-  Walking distance to **UIC**—home to over 30,000 students and the largest university in the Chicago Metro area.
-  1 block from **Illinois Medical District**—the largest urban medical district in the country, with 4 hospitals, 9,000 employees and 50,000 daily visitors.
-  Half a block to Chicago Public Library.
-  9 minute walk to **CTA Pink Line Polk Station** (893,334 total annual entries).
-  Close proximity to **I-90/94 & I-290**.
-  Close to downtown Chicago (3 miles).



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PUBLIC TRANSPORTATION

TRANSIT/SUBWAY

Polk Station  	10 min walk	0.5 mi
Racine Station  	11 min walk	2.4 mi
Illinois Medical District  	18 min walk	1.1 mi
UIC-Halsted Station  	20 min walk	1.5 mi
18th Street Station  	3 min drive	1.2 mi

COMMUTER RAIL

Halsted Station 	4 min drive	1.6 mi
Chicago Union Station      	4 min drive	1.8 mi
Chicago LaSalle Station 	5 min drive	1.9 mi
Chicago Ogilvie Transportation Center   	4 min drive	2.0 mi
Western Avenue Station (BNSF) 	4 min drive	2.0 mi

1419 West Taylor Street Walker's Paradise



Walkscore.com

DEMOGRAPHICS

	1 mile	2 miles	3 miles
Population	45,077	188,462	482,608
Households	19,501	85,220	221,547
Average Household Income	\$106,180	\$122,551	\$123,436
Median Age	36.5	37.1	37.6



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Interior Photos



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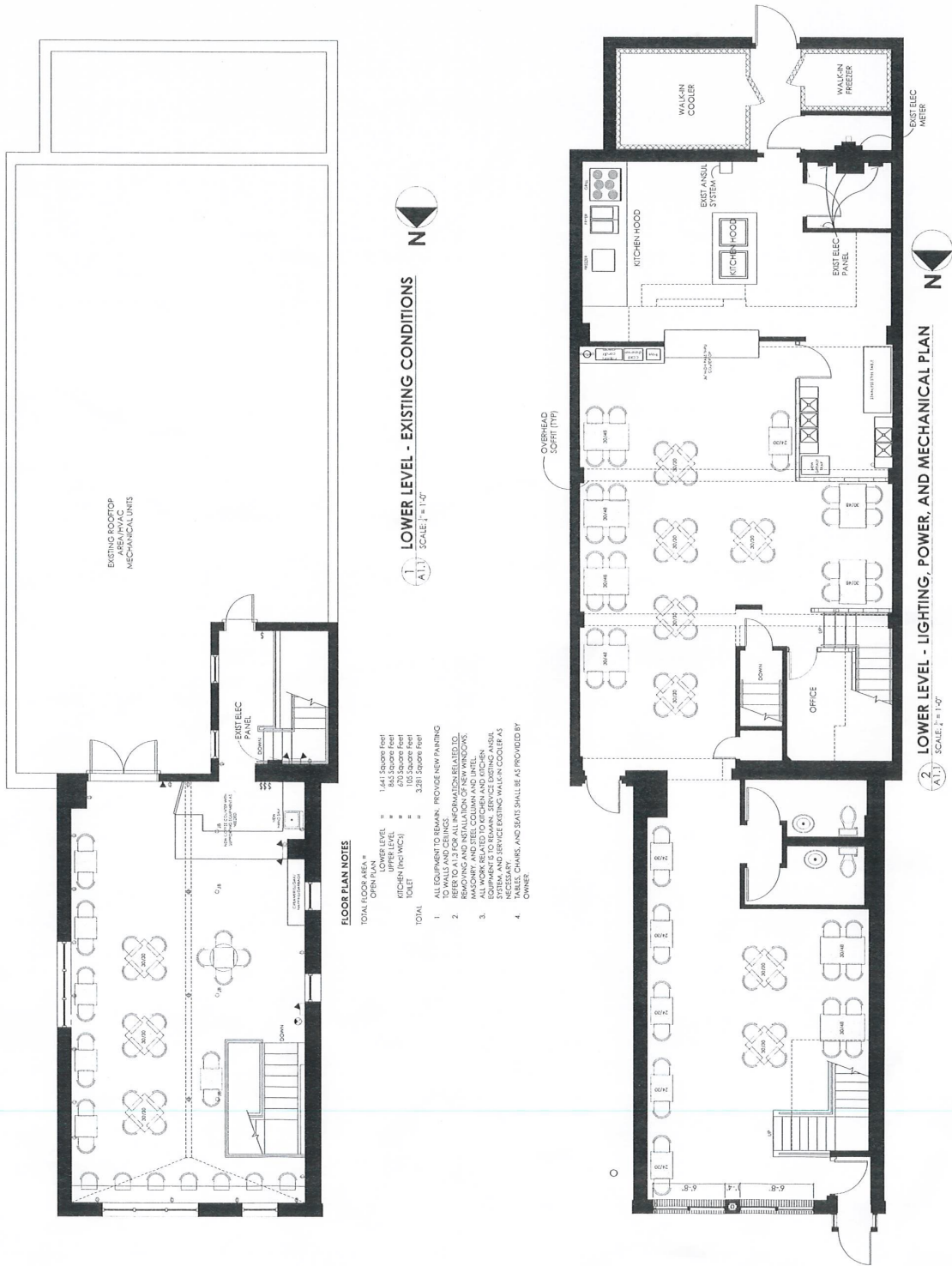
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Floor Plan



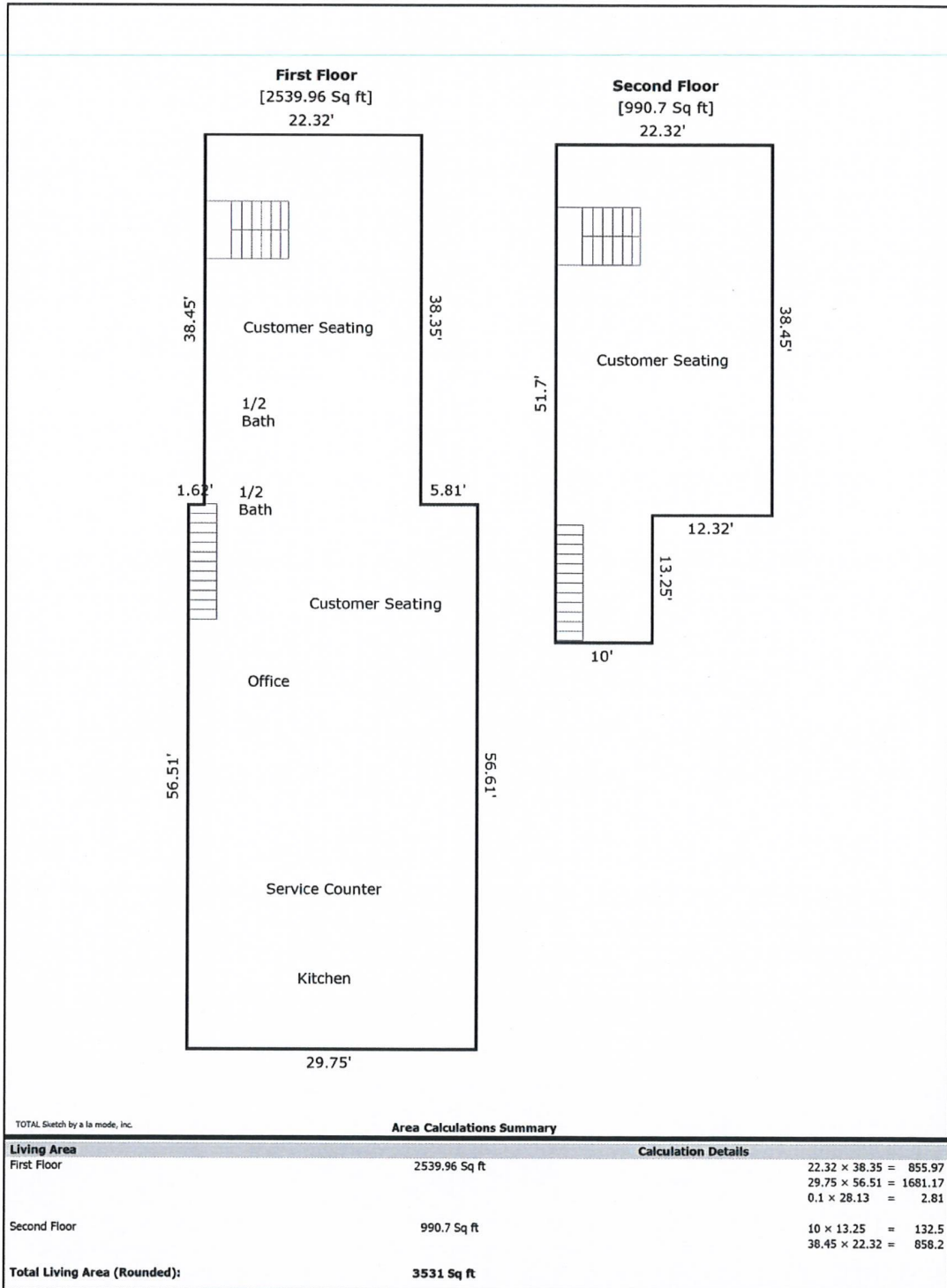
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Gross Building Area



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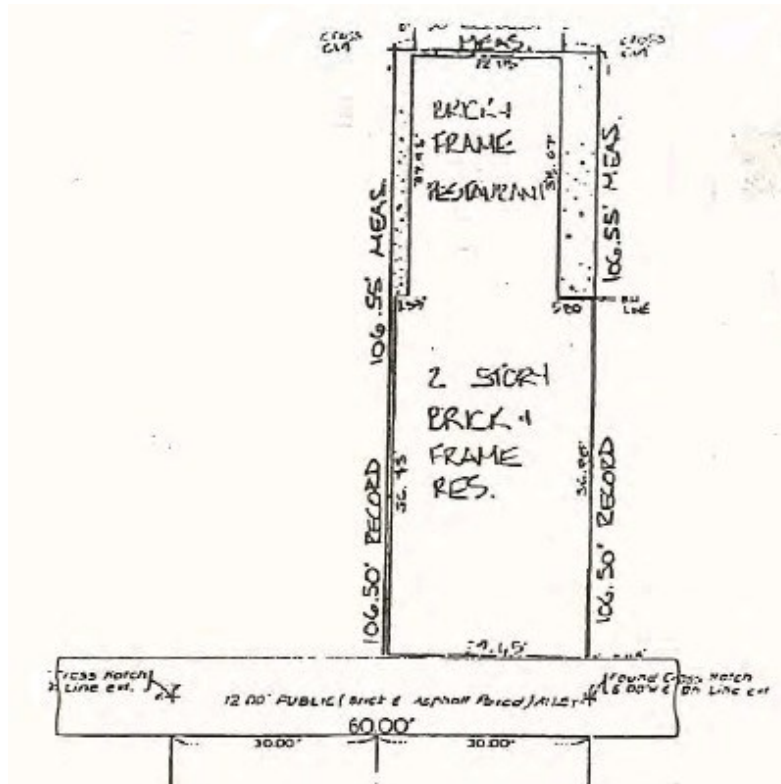
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Aerial & Survey



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