



# TURNKEY BAR/RESTAURANT SPACE

7455 W Irving Park Rd  
Chicago, IL 60634

**PEARSON**  
reality group



## TURNKEY BAR/RESTAURANT SPACE

7455 W IRVING PARK RD  
CHICAGO, IL 60634

## EXCLUSIVELY PRESENTED BY:



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# PROPERTY SUMMARY

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

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.

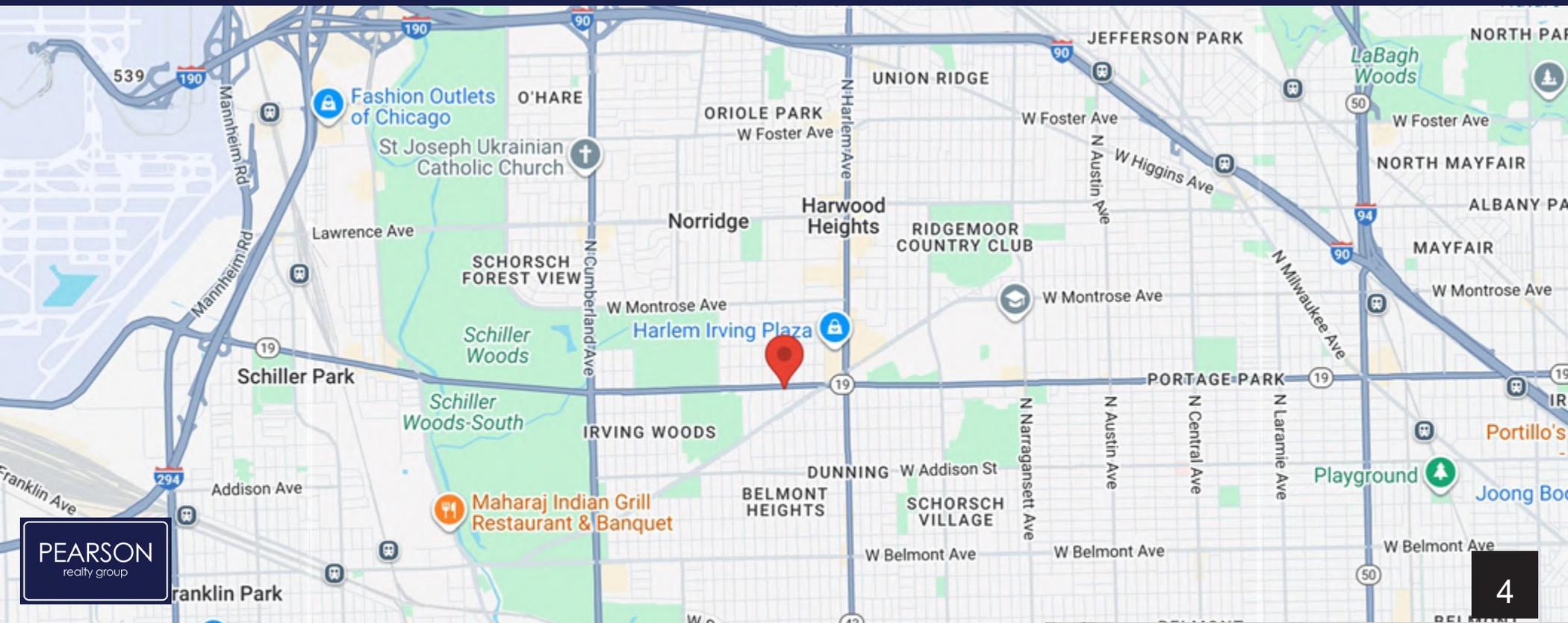
The business is being offered in conjunction with the real estate for a total asking price of \$1,000,000. This offers a strong passive income stream for an absentee investor that is looking for flexibility.

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.



# PROPERTY 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.



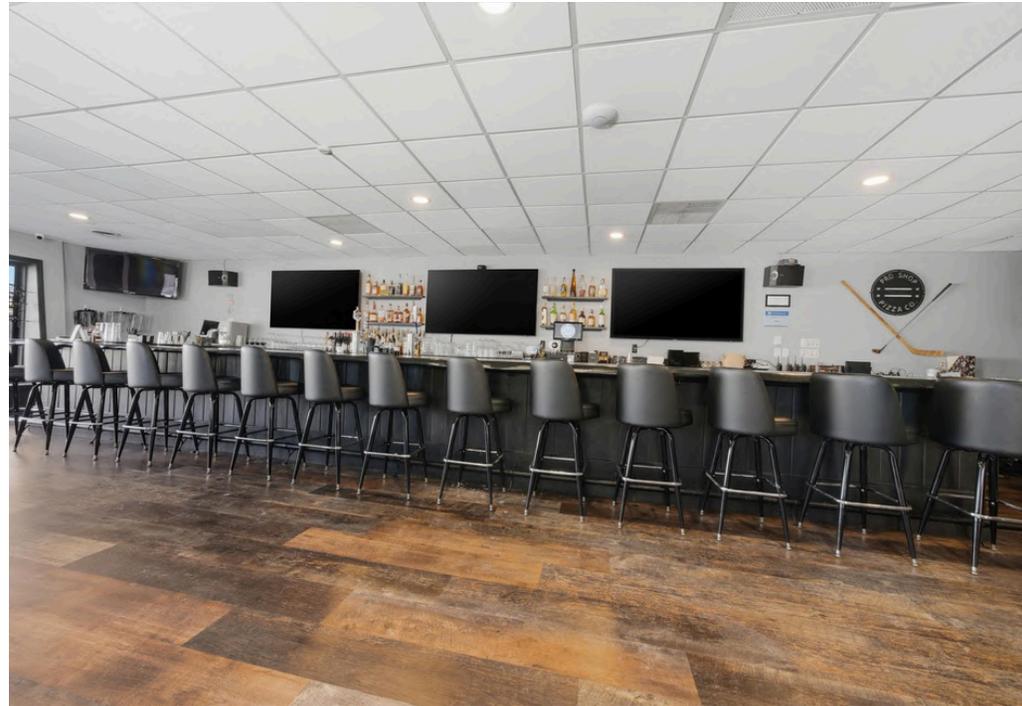
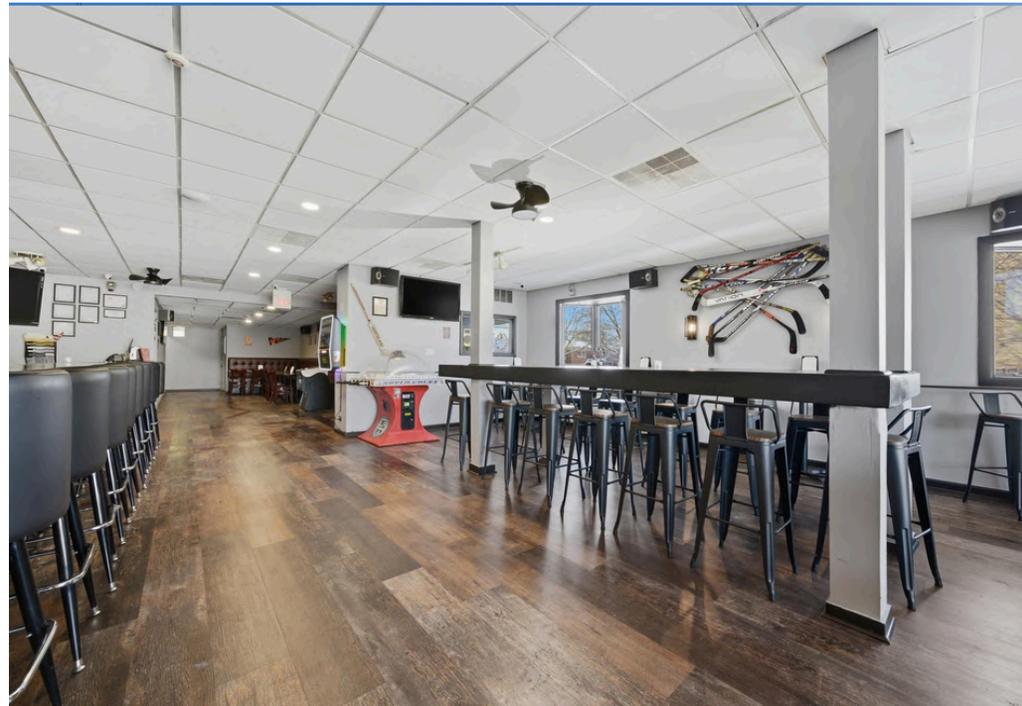
# LOCATION HIGHLIGHTS

- 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.





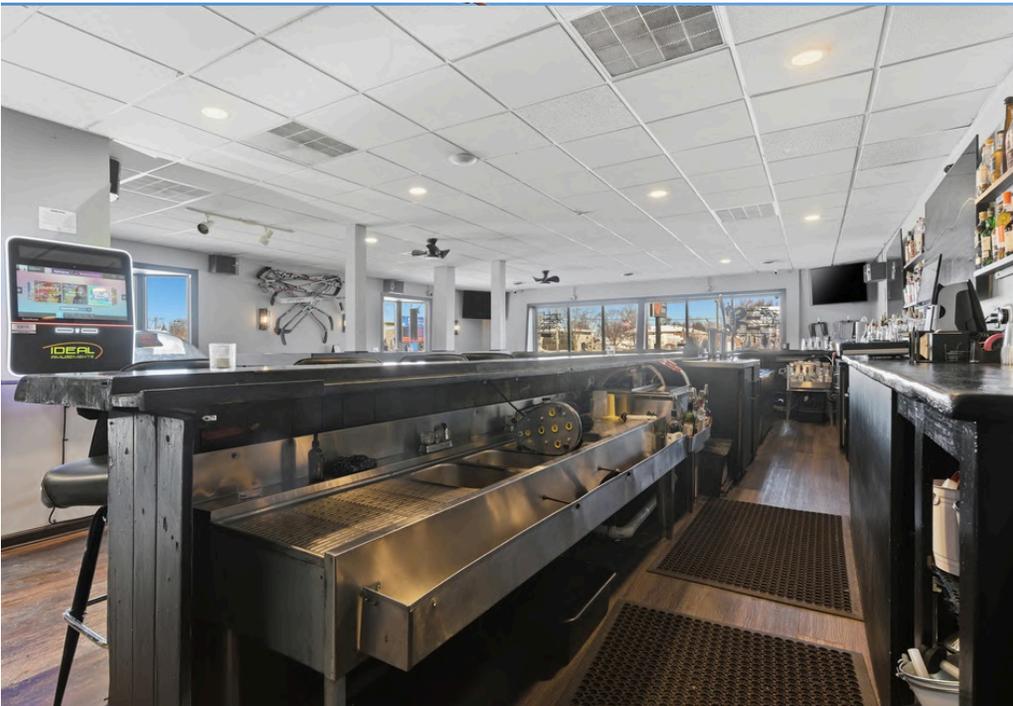
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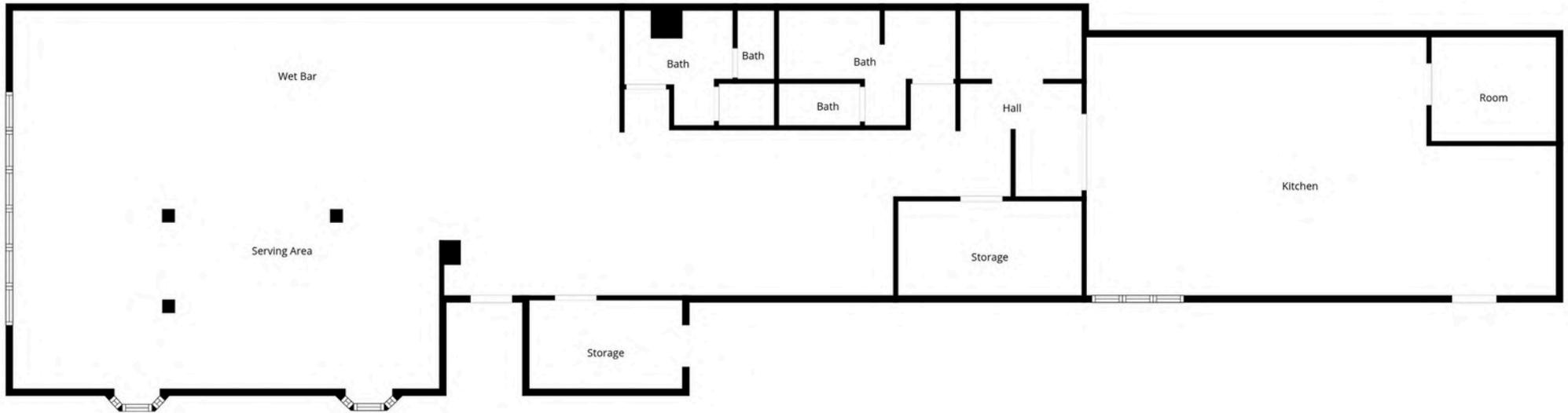
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