



TURNKEY BAR/RESTAURANT SPACE

7455 W Irving Park Rd
Chicago, IL 60634

PEARSON
reality group



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7455 W IRVING PARK RD
CHICAGO, IL 60634

EXCLUSIVELY PRESENTED BY:



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PROPERTY SUMMARY

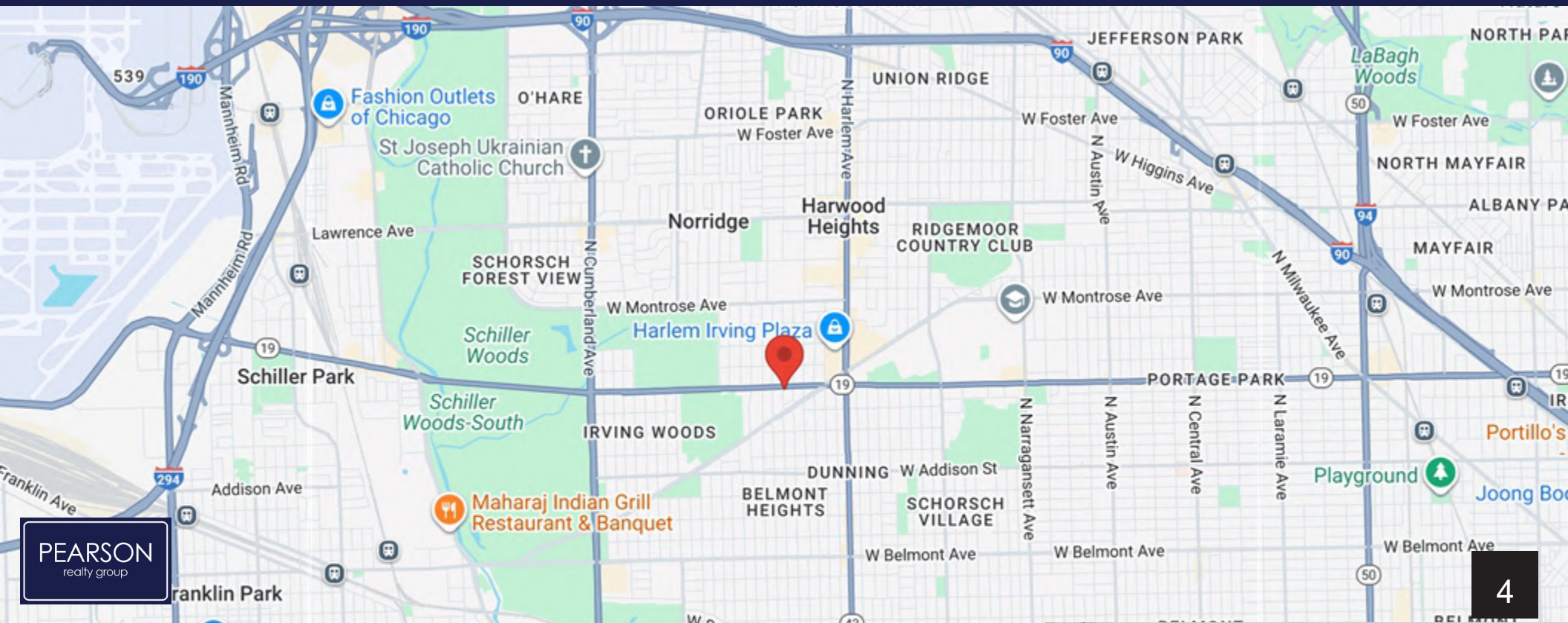
Offered At	\$949,000
Type	Mixed-Use
Year Built	1924
Zoned	C1-2
Building Size	4,055 SF
(Restaurant)	(3,125 SF)
(3 Bedroom Apt)	930 SF
Lot Size	0.16 Acres
Parking	15 Car Lot + Street

NEW PRICE. Rare turnkey opportunity for an operator or investor seeking a fully renovated, PPA-licensed venue with uncommitted VGT potential in a prime Chicago corridor, includes Real Estate, Business, and Assets. Unlike standard restaurant offerings, this 4,055 SF freestanding corner asset includes a rare Public Place of Amusement (PPA), Liquor, and Food license, enabling the owner to collect cover charges or donations for ticketed events, raffles, live music, comedy, and more; creating multiple high-margin revenue streams beyond traditional food and beverage. The VGT-ready game room is currently uncommitted to any gaming operator, giving a new owner full leverage to negotiate their own terminal operator agreement and signing incentives. The restaurant was fully gut-rehabbed in late 2024, offering a new dining & bar space that seats 95 and a brand-new fully equipped commercial kitchen featuring pizza ovens, extended range, stove, prep areas, a walk-in cooler, and much more. The property functions as a clean, SBA-compliant operating shell primed for immediate occupancy — a true plug-and-play asset priced to bypass construction and permitting delays, minimize capital requirements, and facilitate a seamless acquisition of all existing licenses and FF&E. Situated on a 0.16-acre lot, the property features a 3,125 SF main level, a dedicated +15-car parking lot with ample street parking, and a 930 SF 3-bedroom residential unit for additional income. The site offers prime frontage on Irving Park Road near Harlem Avenue and the Harlem-Irving Plaza (HIP), capturing high visibility from over 26,000 vehicles per day (VPD) within a densely populated residential corridor. Contact Listing Agent for showings and details.



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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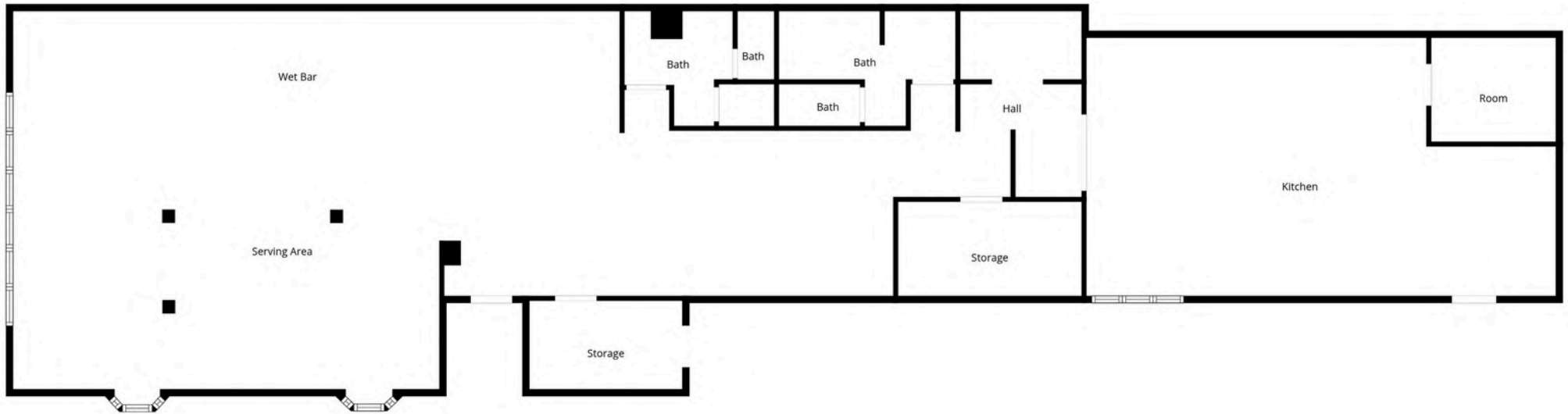
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