

# For Sale

## RIVER NORTH RETAIL

2,800 SF STREET LEVEL RETAIL

BUILT-OUT AS FULL SERVICE RESTAURANT

FF&E INCLUDED

PRIME LOCATION | HIGH POPULATION DENSITY

MEDIAN AGE OF 37 IN IMMEDIATE AREA

TURN-KEY OPPORTUNITY WITH OUTDOOR DINING

PRICED FOR IMMEDIATE SALE



# \$675,000

416 W ONTARIO | CHICAGO, IL



## 360° VIRTUAL TOUR

### PROPERTY HIGHLIGHTS

- Retail/Office/Restaurant
- Black Iron In Place
- Currently Built Out Restaurant
- Prime River North Location
- Outdoor Seating Available
- 15' Ceilings
- Seating for 50+

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$675,000
<b>NUMBER OF UNITS:</b>	1
<b>BUILDING SIZE:</b>	2,797 SF
<b>ZONING:</b>	DX-7

<b>SALE PRICE</b>	<b>\$675,000</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	River North Retail Condo
<b>STREET ADDRESS</b>	416 W Ontario Street
<b>CITY, STATE, ZIP</b>	Chicago, IL 60654
<b>COUNTY</b>	Cook
<b>MARKET</b>	Chicago
<b>SUB-MARKET</b>	River North

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	2,797 SF
<b>TENANCY</b>	Single
<b>AVERAGE FLOOR SIZE</b>	2,797 SF
<b>YEAR BUILT</b>	1923
<b>GROSS LEASABLE AREA</b>	2,797 SF
<b>FREE STANDING</b>	No

### PROPERTY INFORMATION

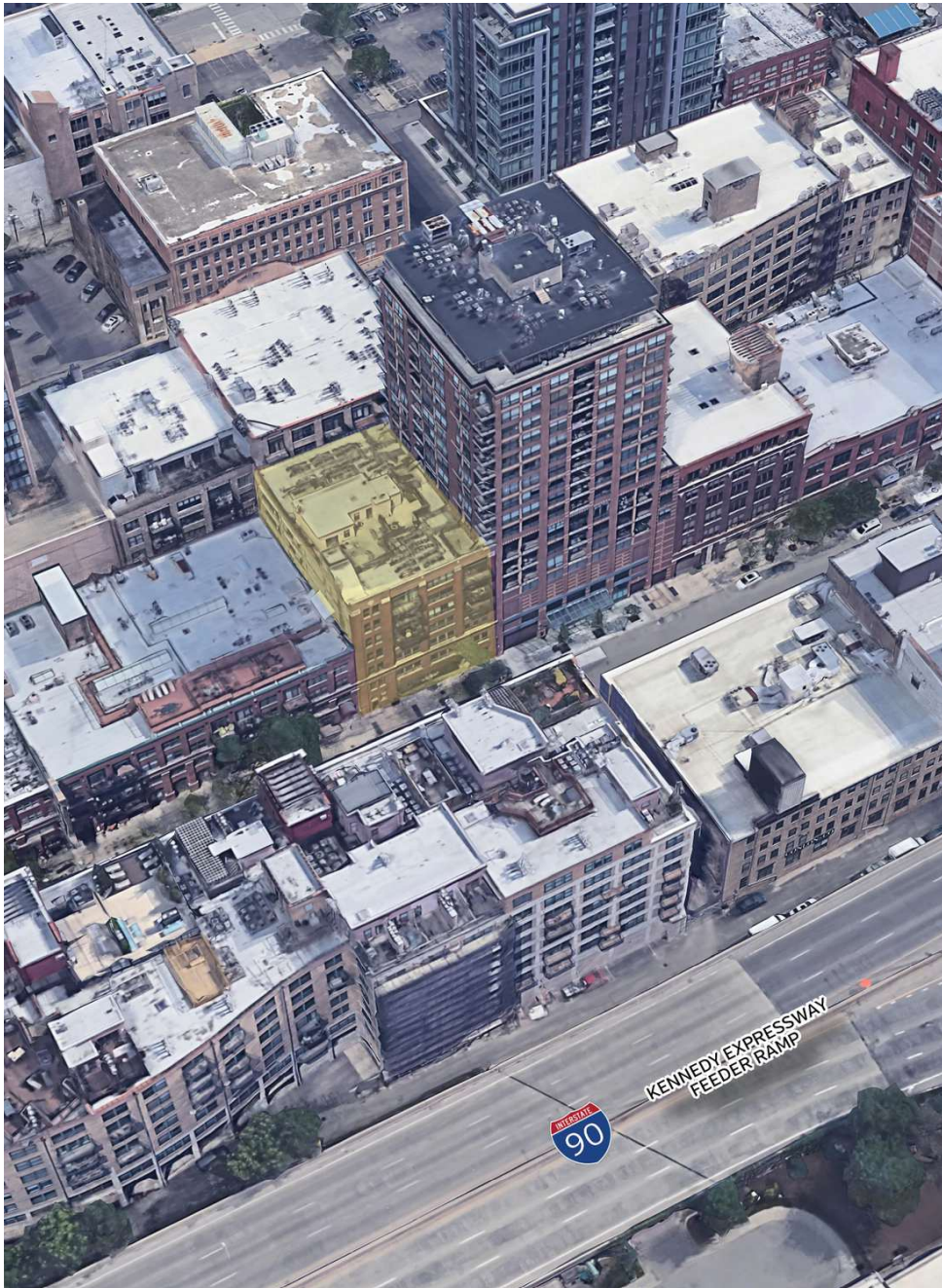
<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Restaurant
<b>ZONING</b>	DX-7
<b>APN #</b>	17-09-127-036-1235

### TAXES & VALUATION

<b>TAXES</b>	\$35,299.29
<b>ASSESSED VALUE</b>	\$669,220.00

### HOA DUES

<b>HOA YEARLY</b>	\$4,104 Per Year
<b>HOA MONTHLY</b>	\$342



## PROPERTY DESCRIPTION

This exceptional retail condo in the heart of River North, formerly a restaurant, presents a prime opportunity for a variety of retail uses or to continue as a dining establishment. The space is in immaculate, turn-key condition, with much of the furniture, fixtures, and equipment already in place. Covering 2,797 square feet, the property boasts soaring ceilings that create an open, welcoming atmosphere. The thoughtfully designed layout includes two ADA-compliant restrooms and a delightful outdoor seating area, perfect for alfresco dining.

The state-of-the-art kitchen is equipped with a 22-foot hood, a spacious walk-in cooler, a dedicated dish room, and ample storage space. The dining area comfortably seats approximately 50 guests indoors, with additional outdoor seating to enjoy the lively neighborhood ambiance. Located in one of Chicago's most sought-after areas, this property is the perfect setting for a successful restaurant, offering both functionality and an inviting environment for patrons.

## LOCATION DESCRIPTION

Located at 416 W Ontario, this retail space is nestled in the heart of Chicago's vibrant River North neighborhood. Known for its lively art scene, upscale dining, and boutique shopping, River North attracts a diverse and affluent clientele. This prime location offers excellent visibility and foot traffic, with close proximity to major attractions like the Merchandise Mart and the Chicago Riverwalk. Easy access to public transportation and major highways makes it convenient for both locals and visitors. This is an ideal spot for a business looking to thrive in one of Chicago's most dynamic areas.

The property boasts excellent connectivity with easy access to the Chicago Business District, Gold Coast, Old Town, and other prominent areas. Its strategic location just west of the I-90 Kennedy Expressway Feeder ramp ensures seamless travel for commuters and visitors, enhancing its accessibility.

River North is known for its dynamic atmosphere, blending cultural richness with modern amenities. This hotspot is a sought-after destination for dining, entertainment, and retail, offering an attractive environment for both living and business endeavors.

**CLICK PHOTO TO WALK THE SPACE**  
**VIRTUALLY!!**

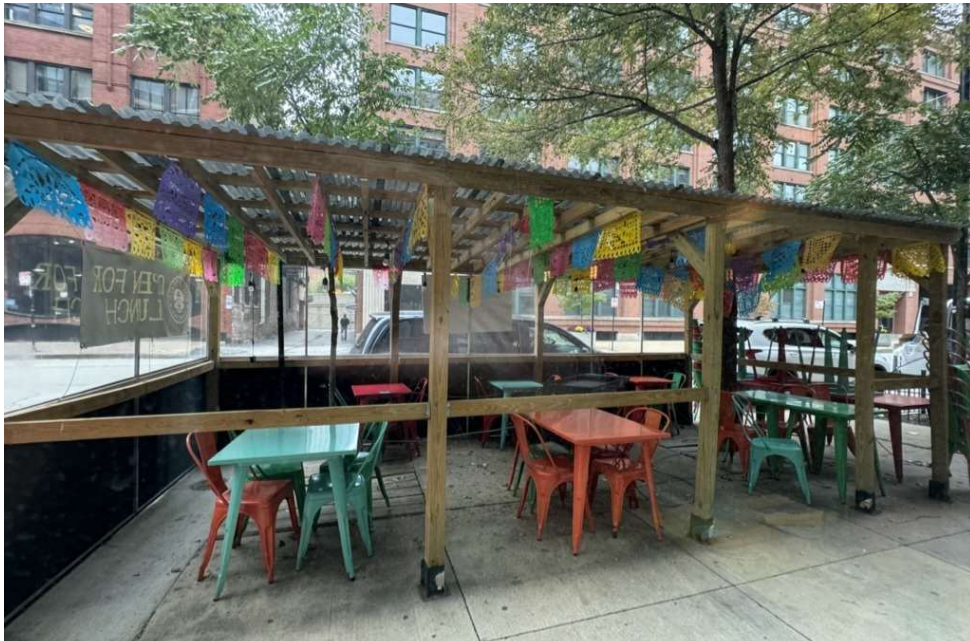
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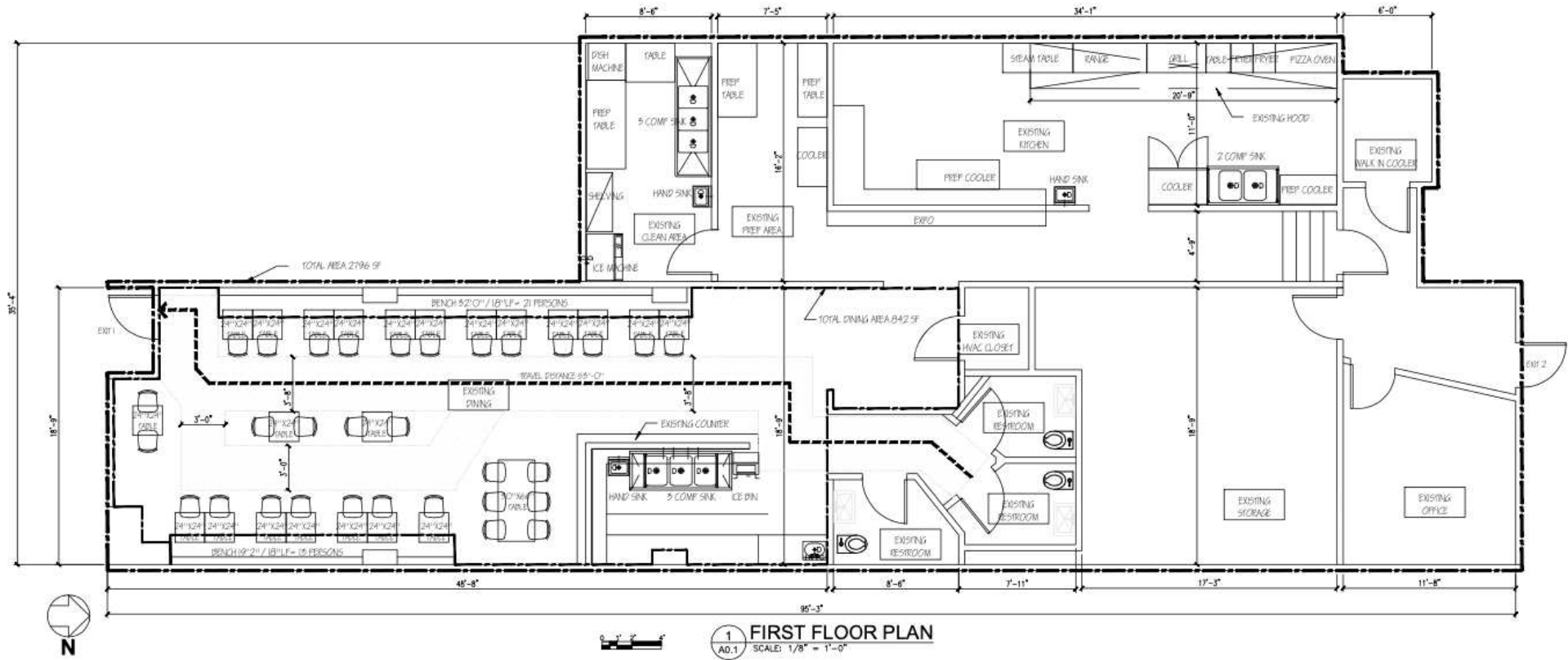
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416 W ONTARIO | CHICAGO, IL



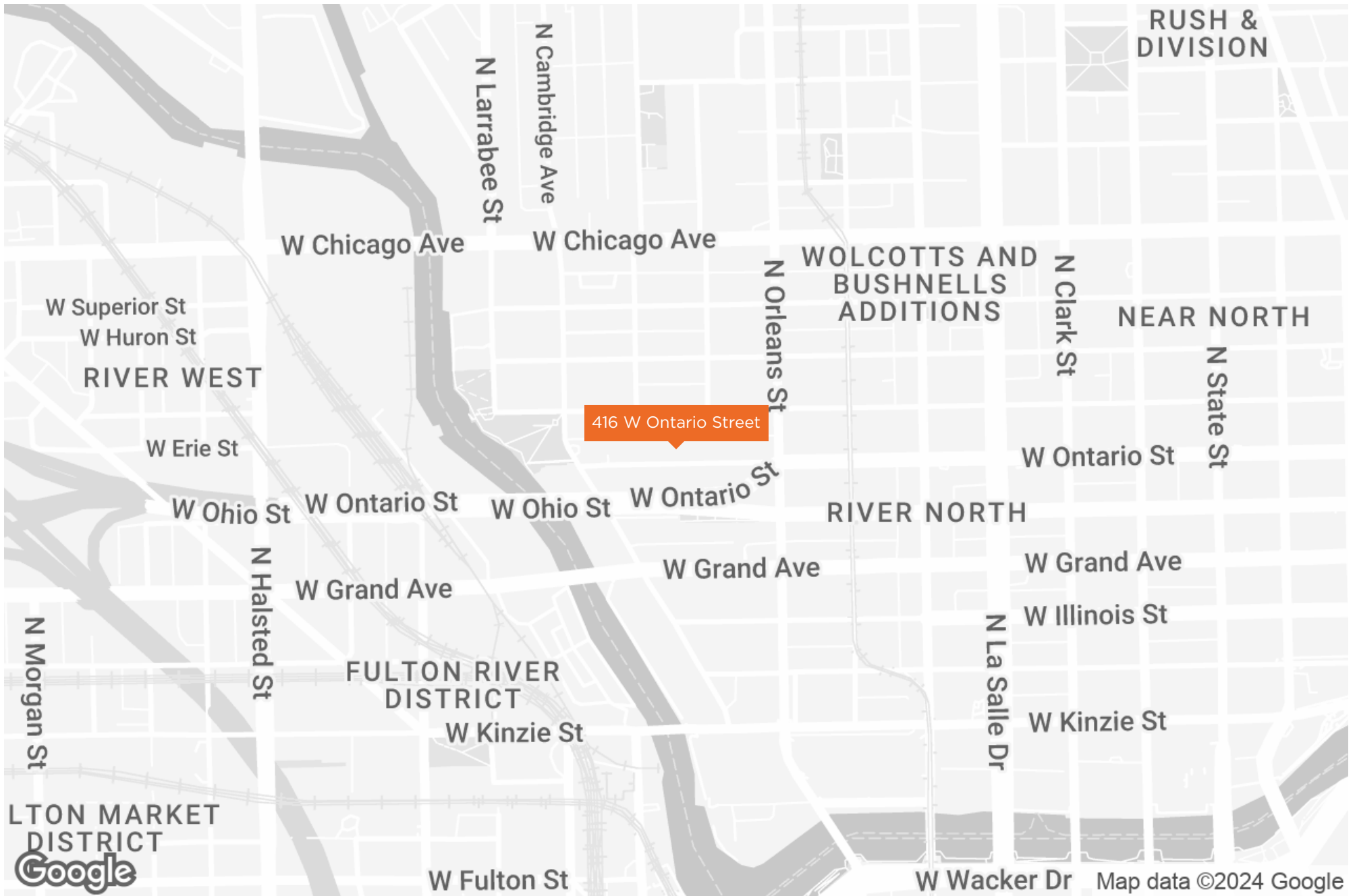


W ONTARIO STREET



1 FIRST FLOOR PLAN  
A0.1 SCALE: 1/8" = 1'-0"





# RETAIL MAP



# RETAIL MAP KEY

## # Restaurants

- 1 - Hugo's Frog Bar
- 2 - Yolk
- 3 - Original Hooters
- 4 - Portillos
- 5 - Chicago Chop House
- 6 - Rock n' Roll McDonalds
- 7 - Gino's East
- 8 - Mastros
- 9 - Underground
- 10 - Joe's Stone Crab
- 11 - Rosebud Trattoria
- 12 - Hubbard Inn
- 13 - Lou Malnatis
- 14 - Gene & Georgetti
- 15 - Untitled
- 16 - Chicago Cut
- 17 - Ocean Cut
- 18 - Harry Careys
- 19 - Public House
- 20 - HQ Beercade
- 21 - Zed 451
- 22 - Amorino
- 23 - Sixteen
- 24 - Topolobampo
- 25 - RPM Steak
- 26 - Ramen-San
- 27 - Farmhouse Chicago
- 28 - Frontera Grill
- 29 - Bohemian House
- 30 - Gilt Bar
- 31 - Bavette's
- 32 - GT Fish & Oyster
- 33 - True Food
- 34 - Brindille
- 35 - Travelle
- 36 - Prosecco
- 37 - Tallboy Taco
- 38 - Bernie's Lunch & Supper
- 39 - Erie Cafe
- 40 - Peet's Coffee
- 41 - The Hampton Social
- 42 - Starbucks
- 43 - Centennial Crafted Beer
- 44 - 25 Degrees Chicago
- 45 - Woodhaven Bar & Kitchen
- 46 - Bella Luna Cafe
- 47 - Pizano's Pizza & Pasta
- 48 - McDonalds
- 49 - Chick-Fil-A
- 50 - Devon Seafood Grill
- 51 - Gibsons Steakhouse
- 52 - Nico Osteria
- 53 - Tavern on Rush

## # Hotels

- 1 - The Godfrey
- 2 - Sofitel Hotel
- 3 - The Peninsula
- 4 - Omni Hotel
- 5 - The James
- 6 - Hotel Felix
- 7 - Waldorf Astoria
- 8 - Residence Inn
- 9 - Holiday Inn
- 10 - Hotel Chicago
- 11 - Westin
- 12 - Aloft
- 13 - Embassy Suites
- 14 - Dana Hotel
- 15 - Hampton Inn
- 16 - Kinzie Hotel
- 17 - Hotel Hampton Inn
- 18 - Fieldhouse Jones

## # Grocery

- 1 - Whole Foods
- 2 - Trader Joes
- 3 - Jewel Osco

## # Other

- 1 - Bloomingdales Home
- 2 - Nordstrom
- 3 - Walgreens
- 4 - Walgreens
- 5 - CVS
- 6 - CVS
- 7 - 7-Eleven
- 8 - East Bank Club
- 9 - Merchandise Mart



**CAWTHON LABRIOLA GROUP**   
**SVN CHICAGO COMMERCIAL**

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# MEET THE TEAM

Biography



Paul Cawthon  
Senior Vice President

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

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paul.cawthon@svn.com



Angelo Labriola  
Senior Vice President

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

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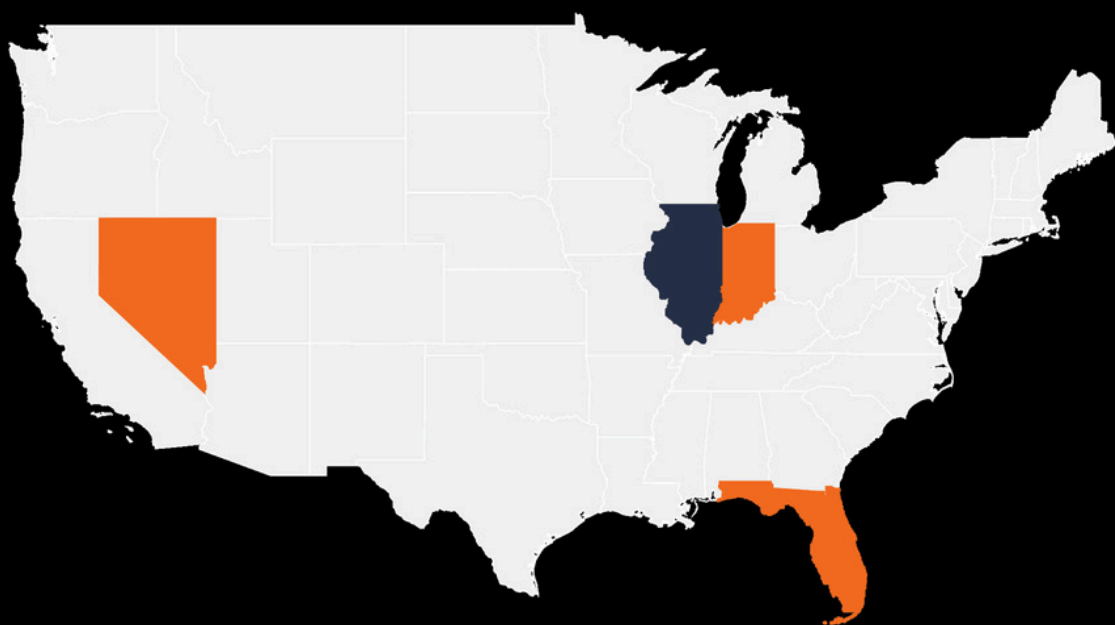
# Proven Success

## 400 +

# Transactions

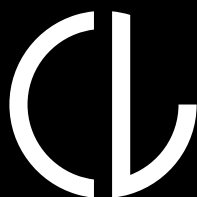
### OUT-OF-STATE CLOSINGS

Portage, IN  
Hammond, IN  
Ft. Lauderdale, FL  
Las Vegas, NV



### ILLINOIS CITIES & TOWNS

Arlington Heights  
Beecher  
Bloomington  
Brookfield  
Buffalo Grove  
Burr Ridge  
Calumet City  
Chicago  
Chicago Heights  
Cicero  
Countryside  
Crown Point  
Crystal Lake  
Evanston  
Frankfort  
Franklin Park  
Gurnee  
Hinsdale  
Hoffman Estates  
Homer Glen  
Homewood  
Huntley  
Huntley  
Johnsburg  
La Grange  
Lake Forest  
Lake Zurich  
Lynwood  
McHenry  
Melrose Park  
Mokena  
Morris  
Mundelein  
North Chicago  
Northbrook  
Oak Forest  
Oak Park  
Orland Park  
Plainfield  
River Grove  
Riverside  
Rolling Meadows  
Schaumburg  
South Barrington  
Tinley Park  
Waukegan  
Western Springs  
Willowbrook  
Woodstock



**CAWTHON LABRIOLA GROUP**  
**SVN CHICAGO COMMERCIAL**

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.