

**717 Bellwood Ave  
Bellwood, IL**

**Asset Sale With Property**

4,371 sqft two-story masonry  
freestanding mixed-use building with a  
2-bedroom & 1-bathroom apartment  
upstairs



## Rare Opportunity

Rare chance to purchase a **turnkey bar with kitchen** and its valuable real estate in a strong suburb just west of Chicago.

A freestanding building in a high-visibility Bellwood corridor with excellent regional access, on-site parking and a flexible layout that **ideal for a sports bar, bar & grill, lounge or a restaurant with late-night component.**

Own the **assets and the building/land**, eliminate landlord risk and control your destiny or become an investor with valued tenant and rental income.

## Property Highlights

### Site Control

real estate included — ideal for owner-operator or investor

### Property

historic freestanding two-story building with prominent street frontage

### Mixed Use Building

2-bedroom / 1-bathroom apartment upstairs

- **Total Square Footage:** 4,371 sqft on two floors
- **Seating:** 100+ inside & out
- **Parking:** On-site surface parking (17 vehicles) plus surrounding street parking
- **Signage:** Building signage with strong sightlines
- **Land:** on 8,937 sqft or .2 acres
- **Zoning:** B-1
- **3 pin #'s:** 15-09-319-001-0000: 15-09-319-002-0000: 15-09-319-003-0000
- **Real estate taxes:** \$10,582

## **Build-Out Highlights**

**Cool historic building -  
fully built-out and  
equipped**

**Striking updated  
exterior and warm  
& inviting interior**

**Flexible layout for  
multiple concepts**

**Interior features  
high ceilings,  
exposed  
ductwork, vintage  
brick, wooden  
floors, cool  
lighting & an  
incredible old-  
school bar**

**Large screen tvs  
to watch all the  
games**

**Ample seating at  
the bar and high-  
top tables**

**Additional building  
with a second bar  
out back - great  
for overflow,  
private parties and  
events**

**Plus Fenced-in  
patio**

## Location Advantages

- **Central near-west location** with quick access to main arterials and I-290, I-294 — excellent drive-time from Chicago, the western suburbs and O'Hare corridor.
- **Close to commuter rail** (Metra UP-West line stations nearby) for staff and patrons who prefer public transit.
- **Established employment base** around Bellwood, Melrose Park, Hillside, Maywood & Broadview — strong after-work and weekend traffic.
- **Prime corner location** at Bellwood Ave and Warren Ave just off N Mannheim Rd adjacent to the Illinois Prairie Path.
- **Surrounded by several dense residential neighborhoods** — built-in local patronage for weeknights and game days.
- **Proximity to retail & services** — banks, gas, convenience, auto and daily-needs users that keep the corridor busy throughout the day.
- **Minutes from** several large industrial parks and Ferrara Candy.





## Ideal For

1

**Sports Bar**

2

**Bar & Grill**

3

**Lounge With DJ / Live  
Entertainment**

4

**Restaurant With Bar**

# Investment Opportunity



## **Own The Dirt**

Real estate included — build equity



## **Second-Generation Savings**

Leverage existing bar/restaurant infrastructure to open faster and with much lower CapEx than a ground-up build



## **Flexible Floor Plan**

Supports multiple revenue streams from bar, dine-in and private events



## **Strong Demographics**

Steady after-work / weekend traffic



## **Regional Access**

Draws both local regulars and destination crowds; parking simplifies operations and increases capture



## Quick Facts

- **Address:** 717 Bellwood Ave, Bellwood, IL
- **Type:** asset Sale with Property
- **Real estate included:** priced below market value!
- **Building:** historic two-story freestanding building
- **Parking:** On-site surface lot + ample street parking
- **Access:** Minutes to I-290 / I-294; near Metra UP-West line stations
- **Ideal For:** Sports bar, bar & grill, lounge, restaurant w/bar + late night
- **Status:** Turnkey second-gen build-out; ready for immediate occupancy

