



JAMESON.

OFFERING
MEMORANDUM

1665 W. FULLERTON AVE.

DBA: LIAR'S CLUB BAR

BARRY KADISH

COMMERCIAL REAL ESTATE SPECIALIST

bkadish@jameson.com

312.502.5297

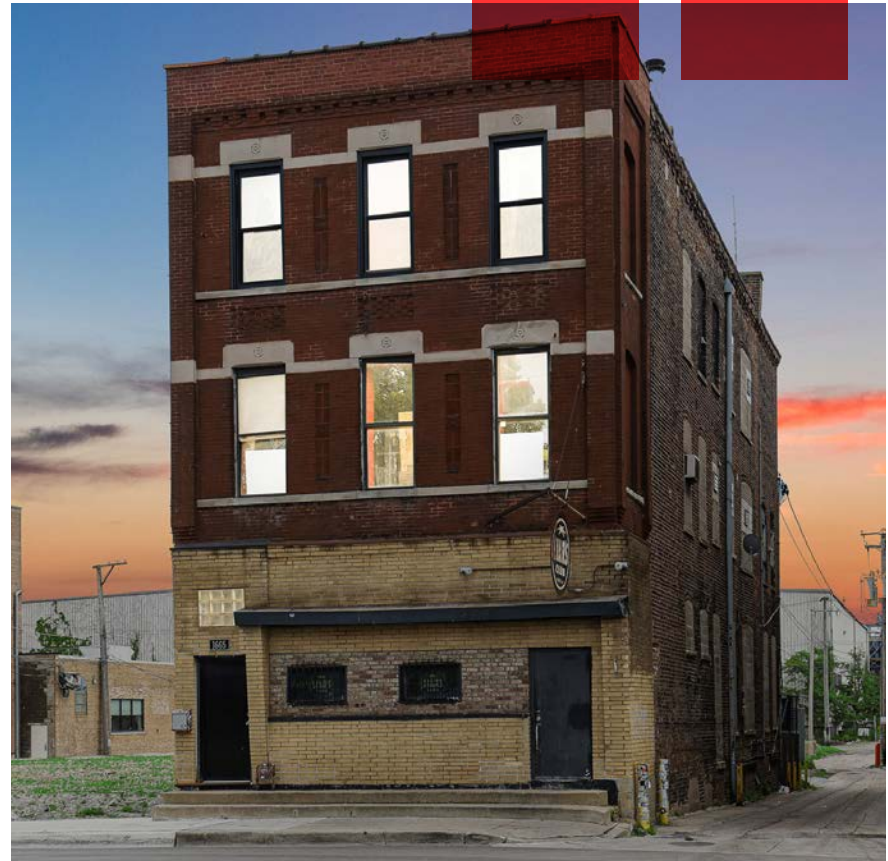


PROPERTY
INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is proud to present this prime real estate investment opportunity in Chicago featuring a 5,250 SF brick and concrete building, blending commercial and residential spaces. The first floor hosts the renowned Liars Club bar, a staple in the community for 31 years, with an unfinished basement offering expansion potential. The second floor includes a modern one-bedroom apartment with high-end amenities and a 600 SF office/storage area, while the third floor boasts a spacious three-bedroom unit with unique design elements. Generating a gross annual rent of \$96,000, the property benefits from a prominent sign lease, bringing in \$3,000 monthly. Built in 1893, this historically significant building presents a lucrative investment with steady income and growth potential. Listing Broker must accompany on any site visits. Please do not disturb employees & tenants.

SALES PRICE: \$1,100,000
PIN NUMBER: 14-31-201-01-1000
PROPERTY SIZE: 5,250 SF
GROSS ANNUAL INCOME: \$96,000
RE TAXES (2023): \$28,472



PROPERTY HIGHLIGHTS

PROPERTY GLA: 5,250 SF FRONTAGE: 25' on Fullerton Avenue
STORIES: 3 YEAR BUILT: 1891
LOT SIZE: 25 X 149 GROSS RENTAL INCOME: \$96,000 (Annually)
PROPERTY MIX: Multi-Family, Retail TENANCY: Fully Leased
PROPERTY NAME: Liar's Club Bar TAXES: \$28,472 (2023)



PROPERTY SURVEY

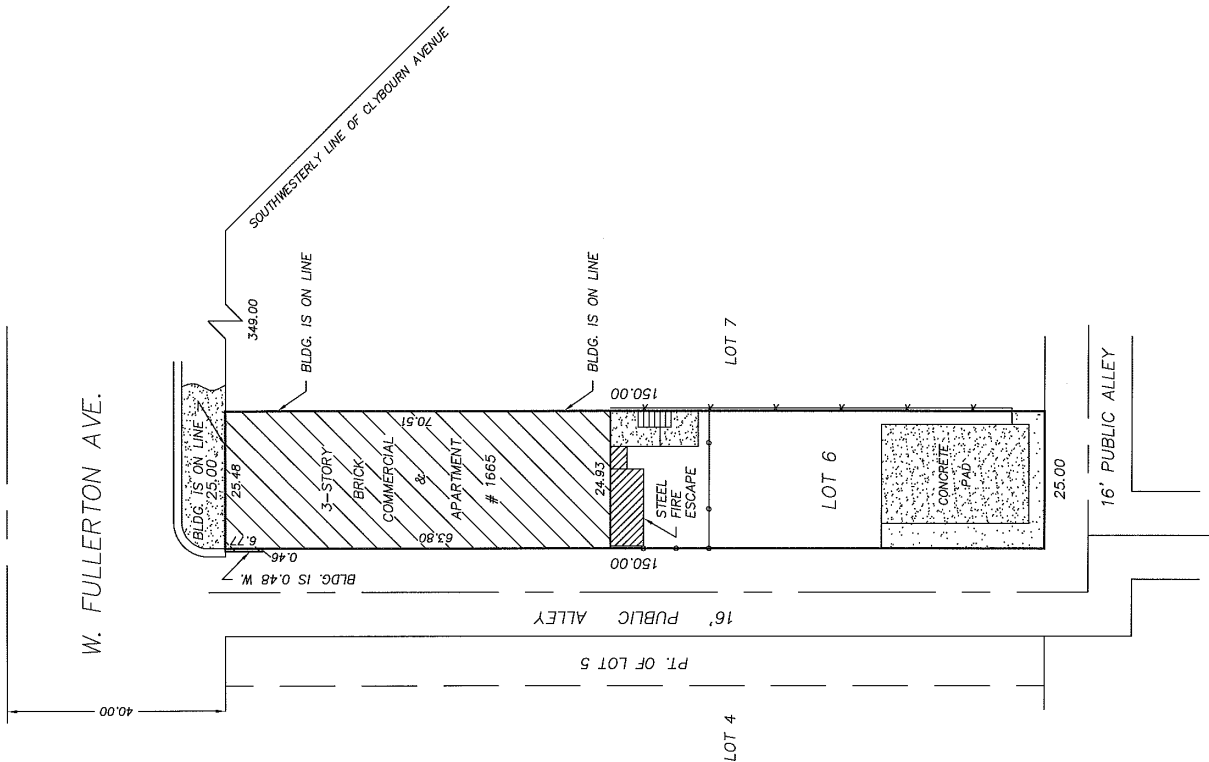
R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

PLAT OF SURVEY

of

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th STREET
BUILDING B UNIT 1-SOUTH
OAK FOREST, ILL. 60452

LOT 6 IN BLOCK 1, IN FULLERTON'S THIRD ADDITION TO CHICAGO, BEING THAT PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.



SCALE 1"=20'



THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORDS. THE SURVEYING SERVICE HAS COMPLIED WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE OF SURVEYING AND SURVEYING ENGINEERING, CHAPTER VII, SUBCHAPTER B, SECTION 1270.86 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT (ITEM 3D OF SAID RULES). ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

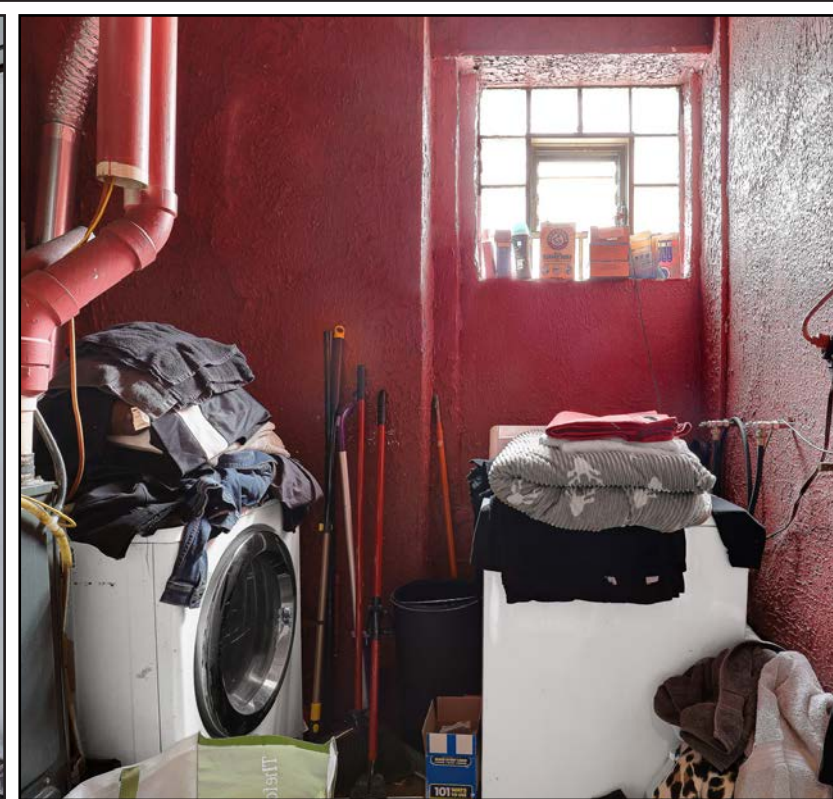
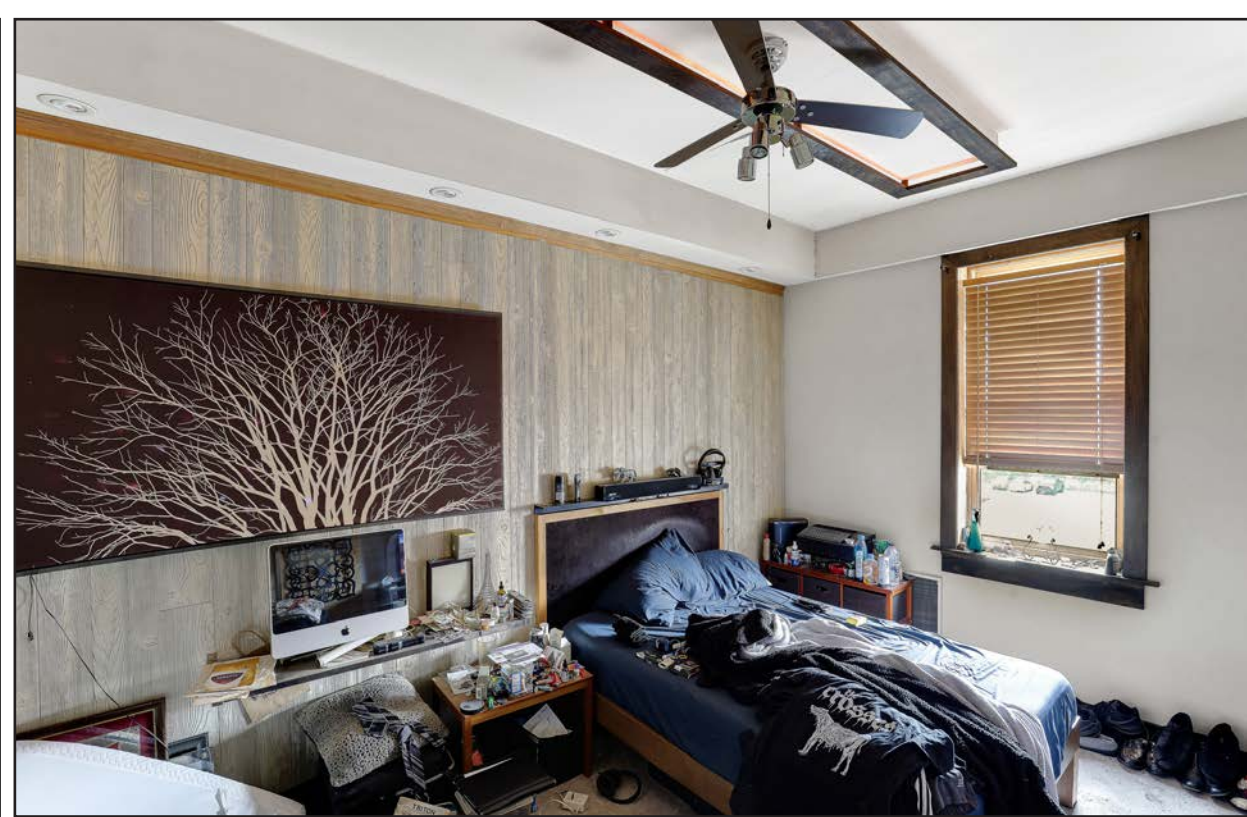
STEVEN R. GRANATH
No. 3169
OAK FOREST, IL
EXP. 11/30/2024

DATE: OCTOBER 2, 2024
CLIENT: LAW OFFICE OF JAMES O. STOLA
R.H.G. ORDER NO. MS 2024-09-096

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.









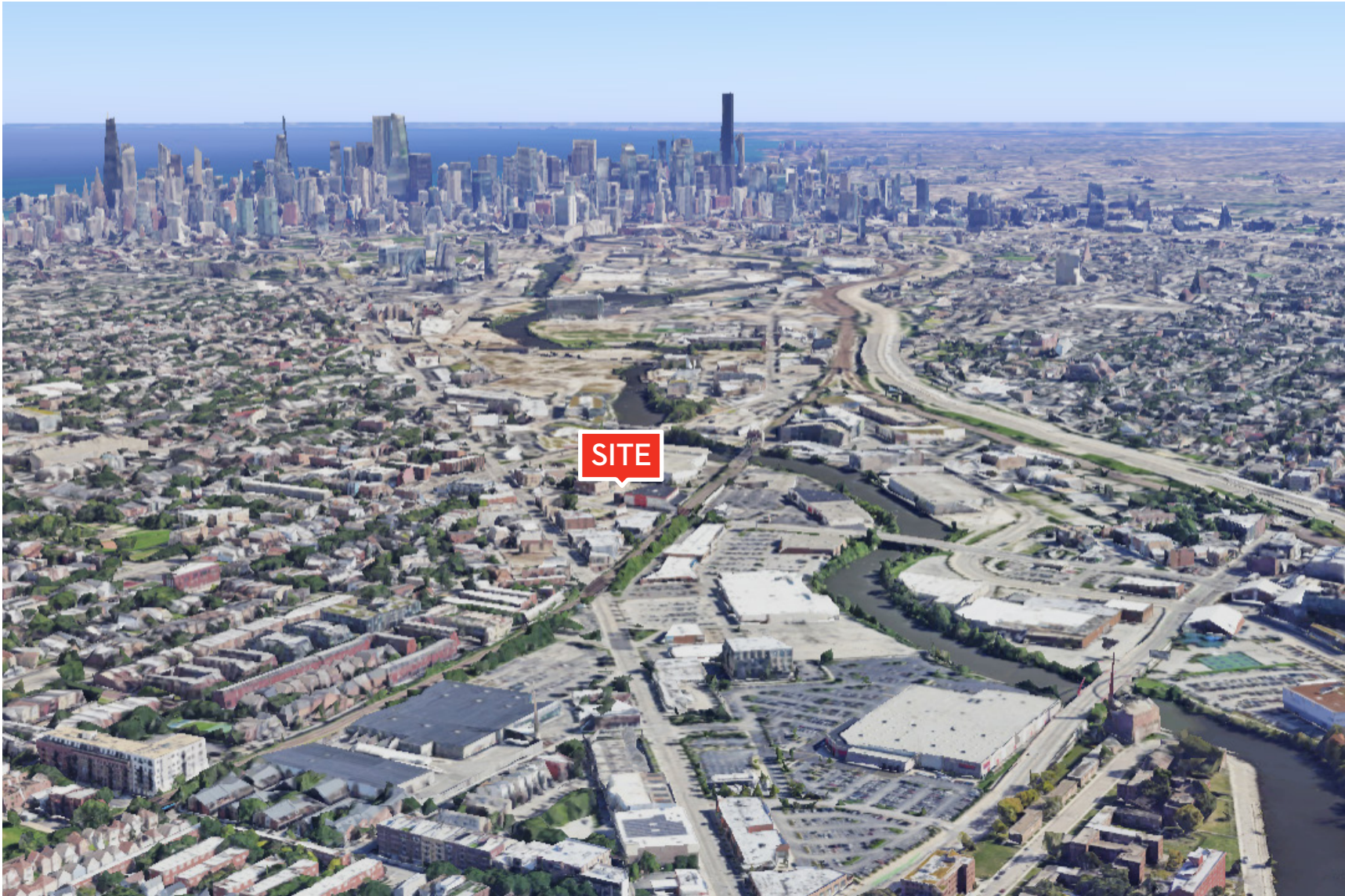
LOCATION
INFORMATION

LOCATION OVERVIEW

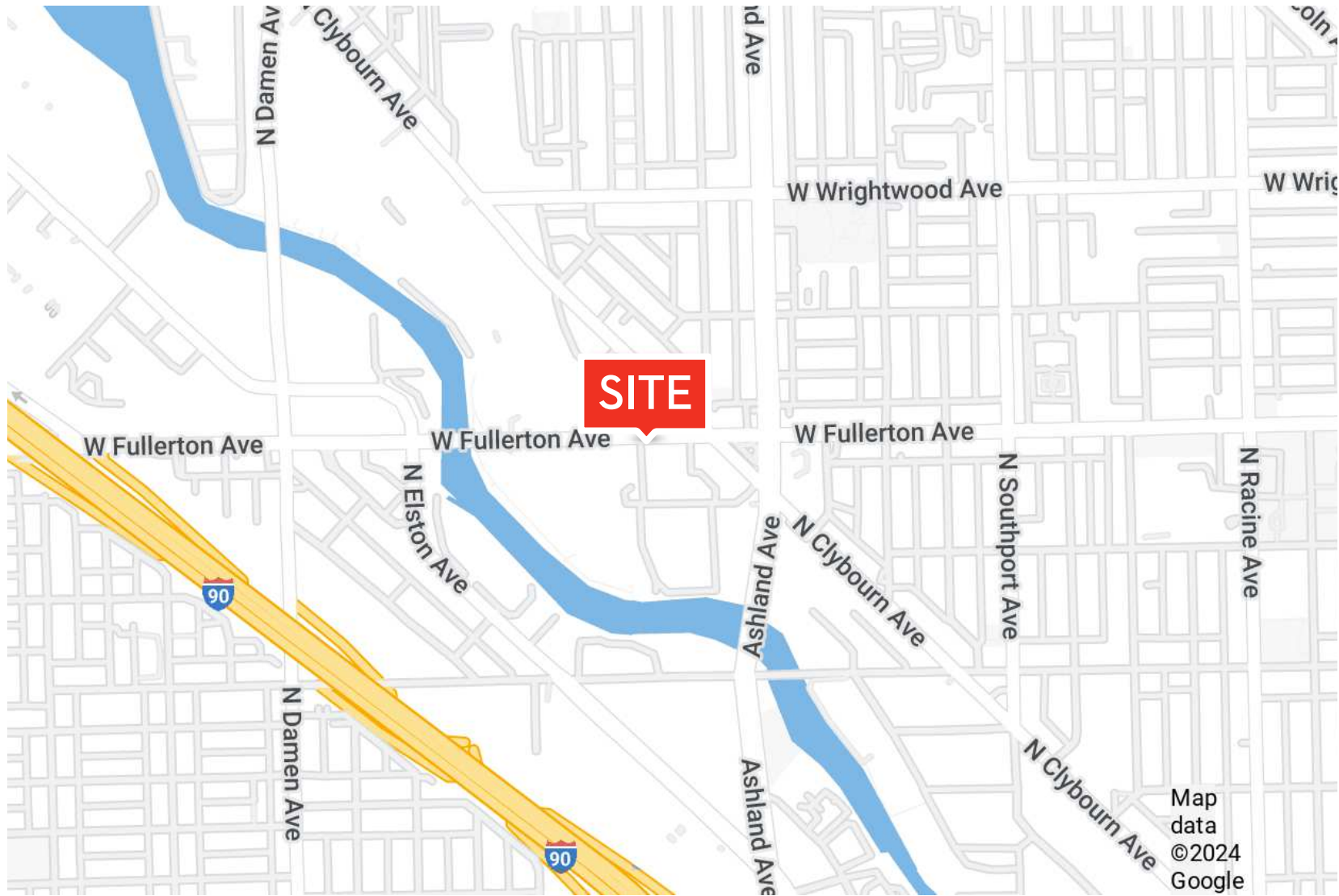
Owning a mixed-use property in Chicago's Lincoln Park neighborhood offers significant benefits due to its prime location and vibrant community. Lincoln Park is a highly desirable area, known for its blend of residential, commercial, and recreational spaces, which attract a diverse and affluent population. The neighborhood boasts excellent access to public transportation, top-rated schools, cultural attractions like the Lincoln Park Zoo and DePaul University, and a variety of shops, restaurants, and entertainment options. This dynamic environment enhances property values and provides steady demand for both residential and commercial rentals, making it an attractive investment opportunity for real estate owners seeking long-term growth and stability.



REGIONAL MAP



AERIAL MAP



TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

Fullerton Station (Brown Line CTA)

WALK

18 min

DISTANCE

0.9 mi

COMMUTER RAIL

Clybourn Station
(Union Pacific North Line)

DRIVE

1 min

DISTANCE

0.7 mi

Western Avenue Station
(Milwaukee District North Line)

7 min

3.7 mi

AIRPORT

Chicago Midway International Airport

DRIVE

22 min

DISTANCE

12.2 mi

Chicago O'Hare International Airport

21 min

13.9 mi



MARKET
INFORMATION

CHICAGOLAND MARKET DATA

9.5 MILLION+

population - 3rd largest in the United States

3RD LARGEST

gross metropolitan product exceeding \$680 BN

4.5 MILLION+

employees-3rd largest labor pool in the U.S.

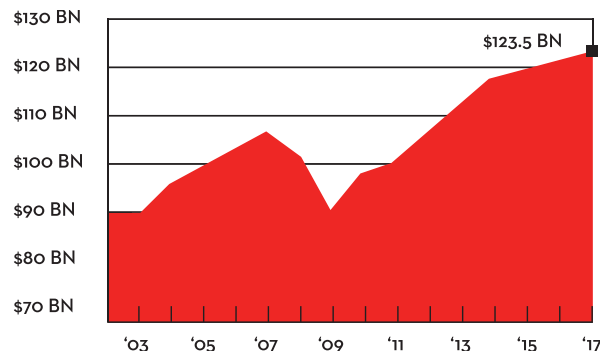
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



12%
DIVERSIFIED WORKFORCE

the largest portion of the workforce employed by any single industry

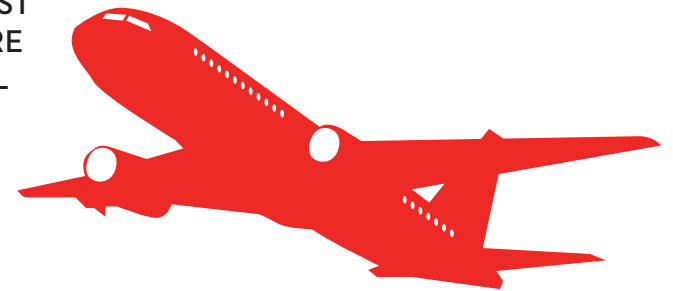
EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

WORLD'S BUSIEST AIRPORT: O'HARE INTERNATIONAL AIRPORT

79,828,183 passengers

903,000 flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

303 MILES OF BIKE LANES

2nd highest percentage of commuters riding their bikes to work

714K



people with bachelor's degrees or greater live in the City of Chicago

145K



annual graduates from 138 degrees-granting colleges & universities

CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

more than any other city in the United States

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX
3 World series



CHICAGO CUBS
3 World series



CHICAGO BEAR
9 Championships

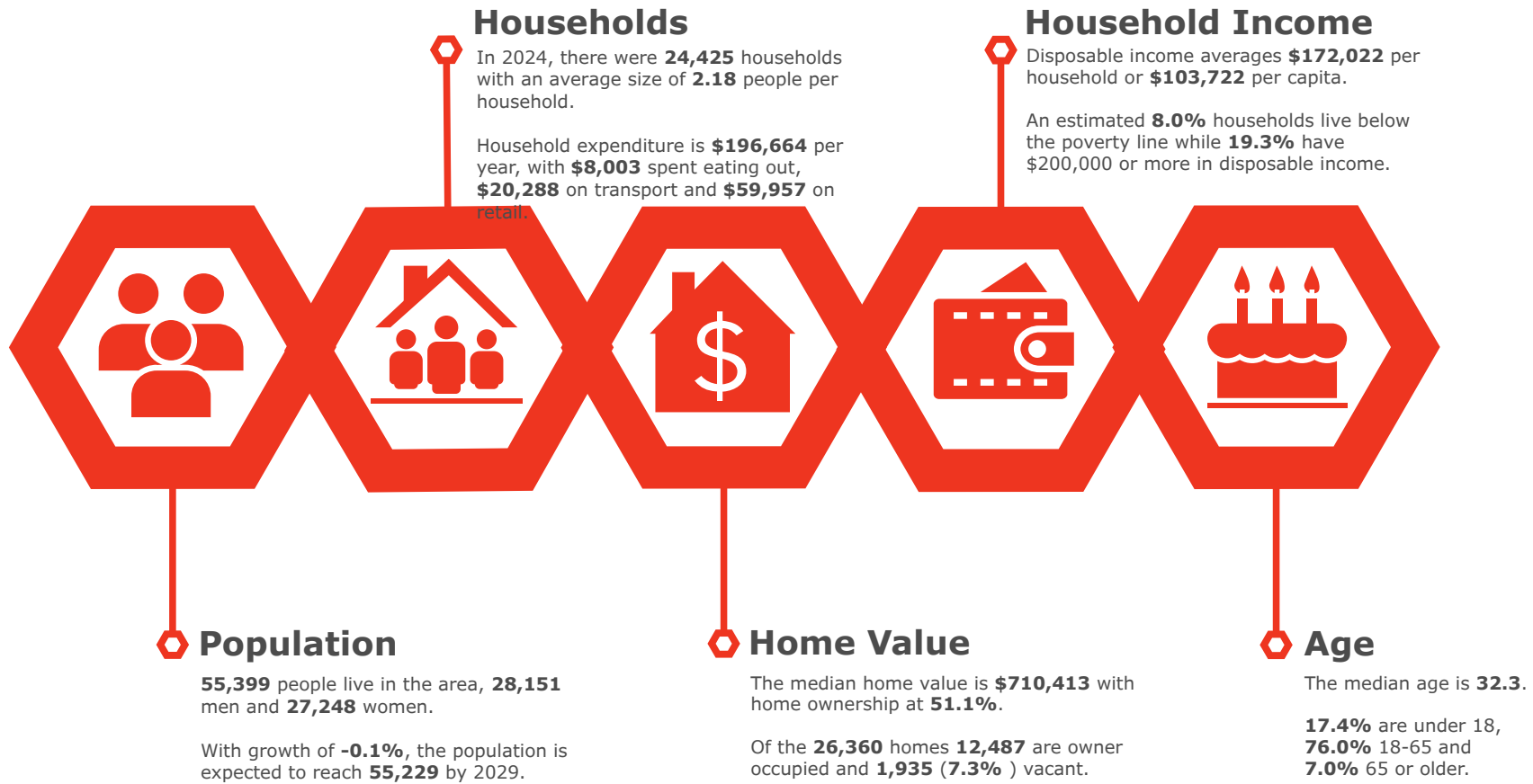


CHICAGO BLACKHAWKS
9 Stanley Cups



CHICAGO BULLS
6 NBA Championships

DEMOGRAPHIC INSIGHTS





ADDITIONAL INFORMATION

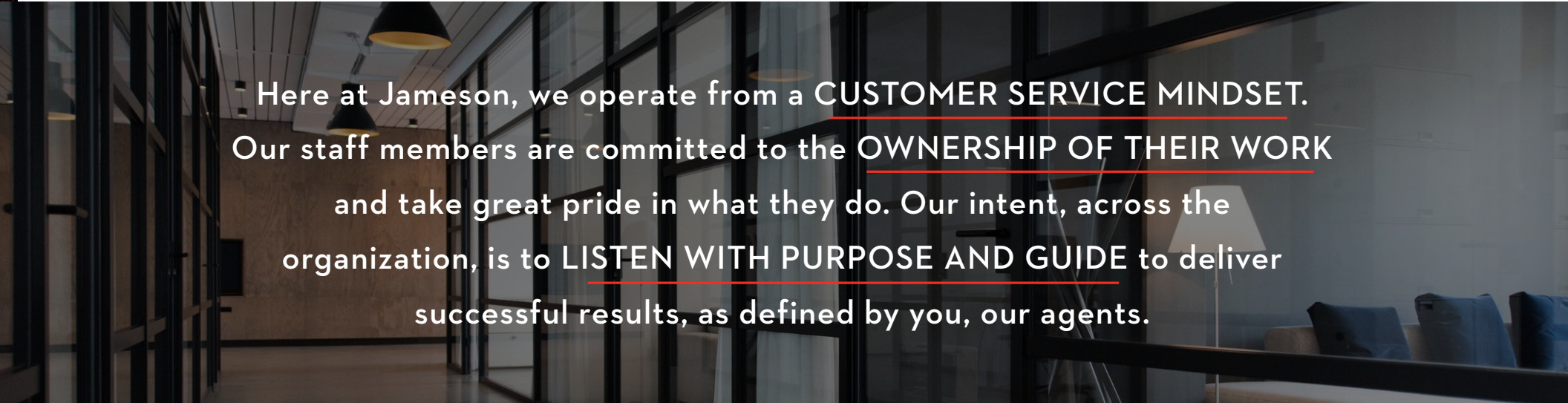
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

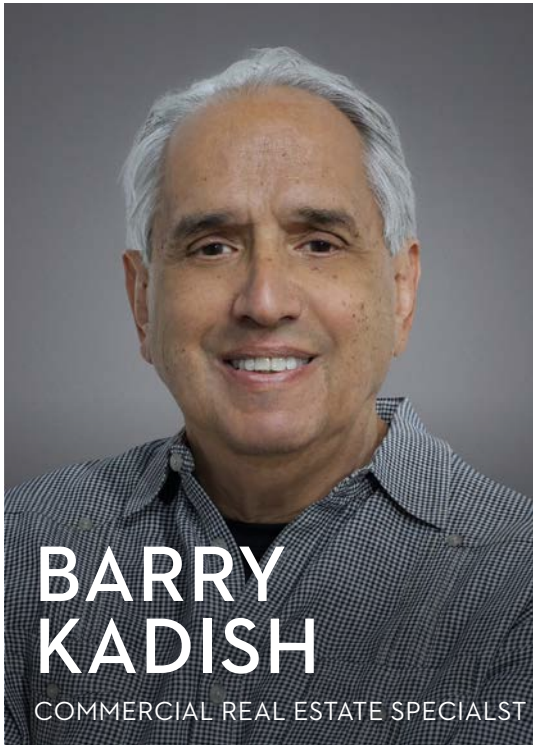
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



BKADISH@JAMESON.COM
312.502.5297

■ BARRY KADISH

Barry Kadish joined Jameson Commercial in 2020, where he specializes in selling and leasing office, warehouse, retail, and mixed-use properties. Prior to joining Jameson Commercial, Mr. Kadish spent ten years as a commercial real estate broker for Coldwell Banker Commercial, and Marc Realty prior in Chicago. He is committed to the field and maintains active membership in the National Association of Realtors.

Mr. Kadish worked as a Vice President of Counterpoint Construction Inc., a business focused in municipal and school construction, renovation, and project management. He also served as President of Kadish Company, an entity devoted to residential and commercial property rehabilitation and construction.

He also previously spent nearly a decade in automobile sales management working for Fields BMW, Loeber Motors in Chicago, and Mill Valley BMW.

Mr. Kadish is a graduate from both Eastern New Mexico University, Portales and Northwestern University and is consistently in the Top 10% of company sales and leasing.

Dedicated to improving community life in Chicago, he is a member of the Greater Independence Park Neighborhood Association, and a regular supporter of Deborah's Place, a leading provider of support services for women coping with homelessness in Chicago.

As time permits, he enjoys tennis, weight lifting and classic cars.



JAMESON.

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425 W. NORTH AVENUE | CHICAGO, IL

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