

**717 Bellwood Ae, Bellwood, IL**

## **Asset Sale With Property**

### **Summary**

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 feet:** 4,371 sqft
- **Seating:** 100+ Inside & Out
- **Signage:** building signage with strong sightlines
- **Parking:** on-site surface parking (17 vehicles) + surrounding street parking
- **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
- Flexible layout for multiple concepts
- Striking updated exterior
- Warm and inviting interior
- Interior features high ceilings, exposed ductwork, vintage brick, wooden floors, cool lighting and an incredible old-school bar
- Ample seating at the bar and high-top tables
- Large screen tvs to watch all the games
- Fenced-in patio
- Additional building with a 2nd bar out back - great for overflow, private parties and events

## 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.
- **Event demand drivers** in the trade area (family celebrations, community gatherings, company groups) to support private parties and events.

## Ideal For

- Sports bar
- Bar & grill
- Lounge with DJ/live entertainment
- Restaurant with late night component
- Also a great place for private events — perfect place to host birthdays, reunions, mixers, parties and more

## 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, 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 (business assets + real estate)
- **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