

EXCLUSIVE LISTING

5319 W. BELMONT AVENUE

CHICAGO, ILLINOIS 60641

\$1,300,000

RESTAURANT & BANQUET HALL | COMMERCIAL BUSINESS OPPORTUNITY

LISTED BY

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MLS# 12566239

A Turnkey Hospitality Venue on Belmont Avenue

Presenting a rare opportunity to acquire a fully equipped restaurant and banquet hall property on one of Chicago's most well-traveled commercial corridors. Situated at 5319 W. Belmont Avenue in the thriving Belmont Cragin neighborhood, this one-story commercial building spans 5,300 square feet on a generous double-wide 6,250-square-foot lot with exceptional visibility and frontage along Belmont Avenue.

The property is ideally configured for continued restaurant and event operations or for a visionary buyer to reimagine the space for a wide range of commercial uses. Whether you're an established restaurateur seeking a high-traffic location, an event entrepreneur looking for a turnkey banquet facility, or an investor eyeing a prime commercial asset — this property delivers on every front.

PROPERTY DETAILS

ADDRESS	5319 W. Belmont Avenue
CITY / STATE / ZIP	Chicago, Illinois 60641
PROPERTY TYPE	Commercial — Restaurant / Banquet Hall
BUILDING TYPE	One-Story Commercial
LOT SIZE	Double-Wide Lot — 6,250 Sq. Ft.
BUILDING SIZE	5,300 Sq. Ft.
NEIGHBORHOOD	Belmont Cragin
COMMUNITY AREA	19 — Northwest Side of Chicago
LISTING AGENT	Jessica Mueller
AGENT PHONE	(847) 345-3350
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LISTING BROKERAGE	Chicagoland Brokers Inc.
MLS NUMBER	12566239
ASKING PRICE	\$1,300,000

KEY HIGHLIGHTS

Why This Property Stands Out

01

PRIME BELMONT AVENUE LOCATION

Directly situated on Belmont Avenue, one of the Northwest Side's busiest commercial corridors. High vehicular and pedestrian traffic counts deliver built-in daily exposure for any hospitality concept. The address is easy to find and well-known throughout the community.

02

TURNKEY RESTAURANT & BANQUET SETUP

Already configured as a restaurant and banquet hall with commercial kitchen infrastructure, dining areas, and event-ready spaces. A new owner can minimize upfront build-out costs and begin operations quickly, whether continuing the existing concept or launching a fresh brand.

03

GENEROUS DOUBLE-WIDE LOT

The oversized double-wide lot supports a substantial 5,300-square-foot building footprint, delivering impressive floor space for dining rooms, banquet seating, a full commercial kitchen, and flexible back-of-house operations — all on a single, efficient level.

04

THRIVING, GROWING NEIGHBORHOOD

Belmont Cragin's population of 78,000+ residents continues to grow and diversify. The neighborhood is experiencing a surge in new businesses, rising real estate values, and renewed community investment — creating a strong foundation for hospitality ventures.

05

EXCELLENT TRANSIT & ACCESSIBILITY

Served by multiple CTA bus routes along Belmont Avenue and connecting cross streets. Close proximity to Metra commuter rail stations and easy access to Interstate 90 connects the property to the broader Chicagoland metropolitan area.

06

PROXIMITY TO O'HARE AIRPORT

Just 11 miles from Chicago O'Hare International Airport, making the venue especially attractive for corporate events, rehearsal dinners, and out-of-town guests seeking authentic neighborhood dining and event experiences.

— THE NEIGHBORHOOD

Belmont Cragin

Chicago's Vibrant Northwest Side

One of Chicago's most diverse and family-oriented communities, Belmont Cragin is a neighborhood rich in cultural heritage, independent businesses, and a deeply loyal residential base. It's an area where authentic Polish delis sit alongside vibrant Latin American restaurants, creating a unique culinary tapestry that any hospitality venue can tap into. Designated Community Area 19, Belmont Cragin sits just 8 miles northwest of the Loop on Chicago's bustling Northwest Side.

78,000+

RESIDENTS

72%

HOMEOWNERS

12 MI

TO DOWNTOWN

11 MI

TO O'HARE

NEIGHBORHOOD AMENITIES

Diverse Dining Scene

From pierogies at Tasty Polish Food to seafood feasts at La Costa and pisco sours at Avenida Peru — a thriving, multicultural food scene surrounds the property.

Major Retail Hub

Adjacent to the Brickyard Mall area featuring Target, Jewel-Osco, Lowe's, and Aldi, generating consistent daily foot traffic throughout the commercial district.

Parks & Recreation

Riis Park — a 100-year-old community gathering space — offers a lagoon, swimming pool, ice rink, sports fields, running track, and picnic areas for year-round family activity.

Arts & Culture

Home to the Aguijon Theater (Chicago's oldest Latino theatre), the Klairmont Collections Automotive Museum, and vibrant open-air mercados hosted throughout the year.

Public Transit Access

CTA bus routes serve Belmont Avenue and all major cross streets. Metra commuter rail stations are nearby, connecting residents and visitors directly to downtown Chicago.

Strong Community Identity

A family-oriented neighborhood known as part of Chicago's iconic bungalow belt. Active community organizations and a rising wave of new businesses signal continued growth.

Versatile Possibilities, Unlimited Potential

The commercial zoning and restaurant/banquet configuration open the door to a wide range of business concepts and investment strategies. Here are four compelling paths forward:

FULL-SERVICE RESTAURANT

01

Continue or launch a new dining concept in a neighborhood hungry for quality sit-down restaurants. The existing kitchen infrastructure and dining layout reduce startup costs significantly. Belmont Cragin's diverse population of 78,000+ supports cuisines ranging from upscale Polish to contemporary Latin American, Asian fusion, and classic American fare. High visibility on Belmont Avenue provides built-in marketing from day one.

BANQUET & EVENT HALL

02

The Chicago banquet hall market remains robust, driven by weddings, quinceañeras, corporate events, anniversary celebrations, and community gatherings. This property's layout is event-ready, and the family-oriented neighborhood guarantees a steady pipeline of private events and social celebrations. Banquet operations typically command premium per-event pricing with strong margins.

DUAL-CONCEPT VENUE

03

Combine a weekday restaurant operation with weekend banquet and event services to maximize revenue across all seven days. This hybrid model has proven highly successful in Chicago's neighborhood markets, offering multiple income streams from a single location. The dual approach ensures the property generates revenue even during traditionally slower periods.

REDEVELOPMENT OPPORTUNITY

04

With a double-wide 6,250-square-foot commercially zoned lot on a high-traffic avenue, the property presents compelling redevelopment potential. Consider mixed-use configurations, specialty retail, medical or professional offices, fitness concepts, or other commercial uses that capitalize on the location's exceptional visibility, accessibility, and growing neighborhood demand.

Schedule Your Private Showing

This exceptional commercial property won't last long.
Contact Jessica Mueller to arrange a private walkthrough
and discover the full potential of 5319 W. Belmont Avenue.

YOUR LISTING AGENT

Jessica Mueller

Chicagoland Brokers Inc.

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PROPERTY SUMMARY

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Asking Price:	\$1,300,000
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Lot Size:	Double-Wide — 6,250 Sq. Ft.
Building Size:	5,300 Sq. Ft.
MLS #:	12566239

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