

10330 S. WESTERN AVENUE

CHICAGO, IL 60643

LM
Lagestee-Mulder
Commercial Real Estate

TURNKEY NEIGHBORHOOD BAR FOR SALE



PROPERTY OVERVIEW

Discover a unique opportunity to own and operate your own drinking and gathering establishment in the heart of Beverly. This well-established, family-owned bar has been a local favorite since 1999, offering a new owner the chance to step into a turnkey operation that is fully equipped and ready to make one's own.

With 11 TVs, all necessary bar and kitchen equipment, a walk-in cooler, and an array of bar stools, tables, and chairs included, you can seamlessly transition into ownership without the hassle of starting from scratch. We invite you to explore this rare opportunity.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,040	73,076	189,686
Total Population	20,376	189,528	498,820
Average HH Income	\$146,235	\$98,984	\$82,780

SALE PRICE

\$499,000

OFFERING SUMMARY

Building Size: 2,875 SF

Location: Beverly

Lot Size: 0.7 Acres

PIN: 24-13-208-025

Real Estate Taxes (Pay 2024): \$14,409.16

County: Cook

MARTHA WINTER

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MARTHA@LMTEAM.COM

CHARLIE BERBERICH

Commercial Broker
630.310.9874
CHARLIE@LMTEAM.COM

17005 Westview Ave.,
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630.325.8338
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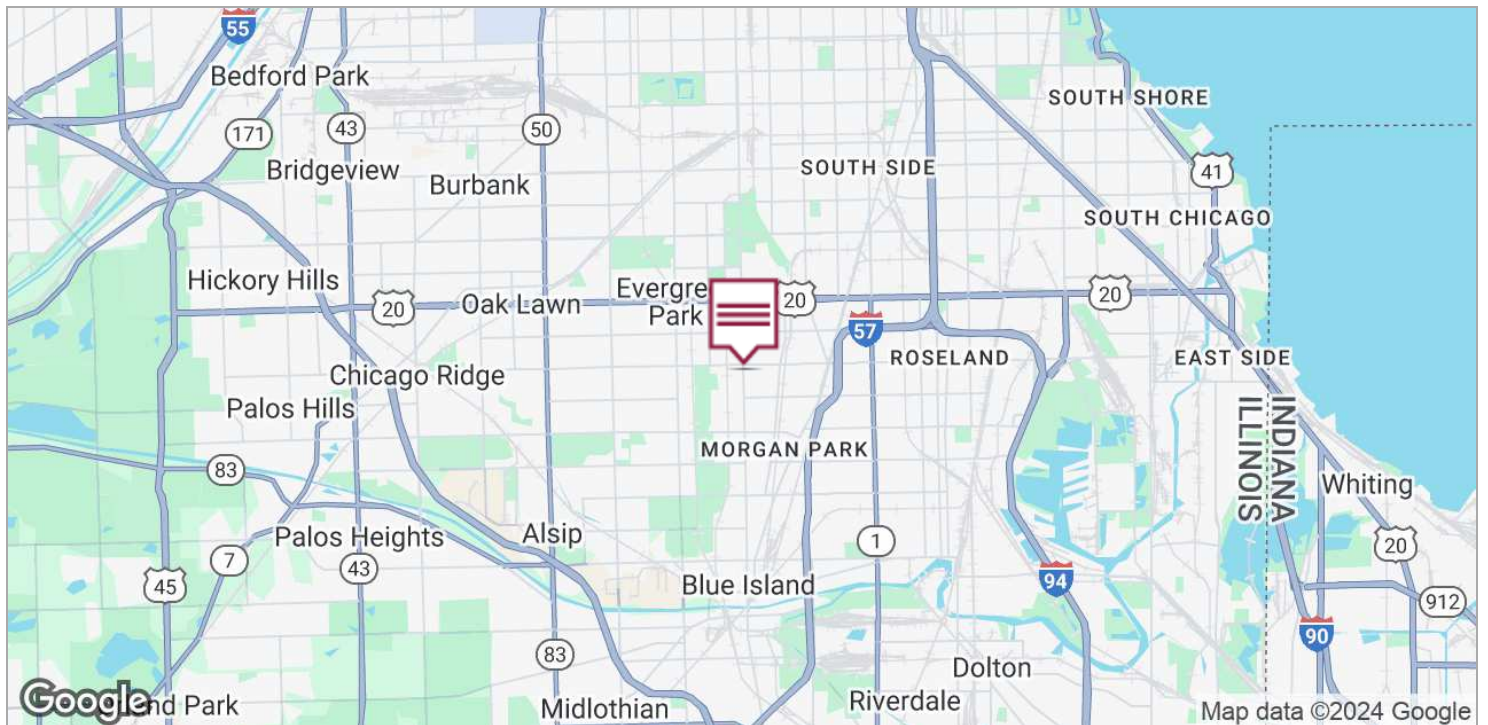
Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Charlie Berberich represent(s) the Seller only, and not the Buyer.

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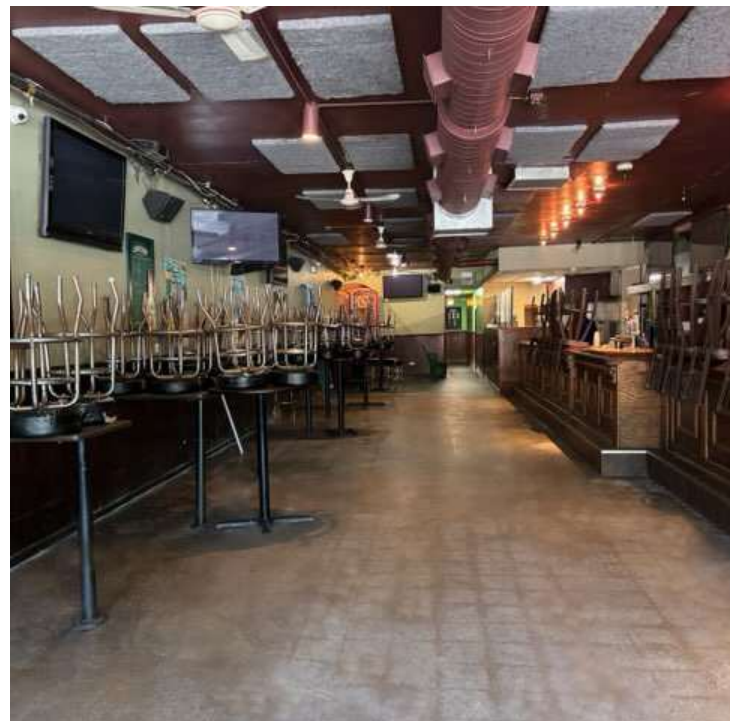
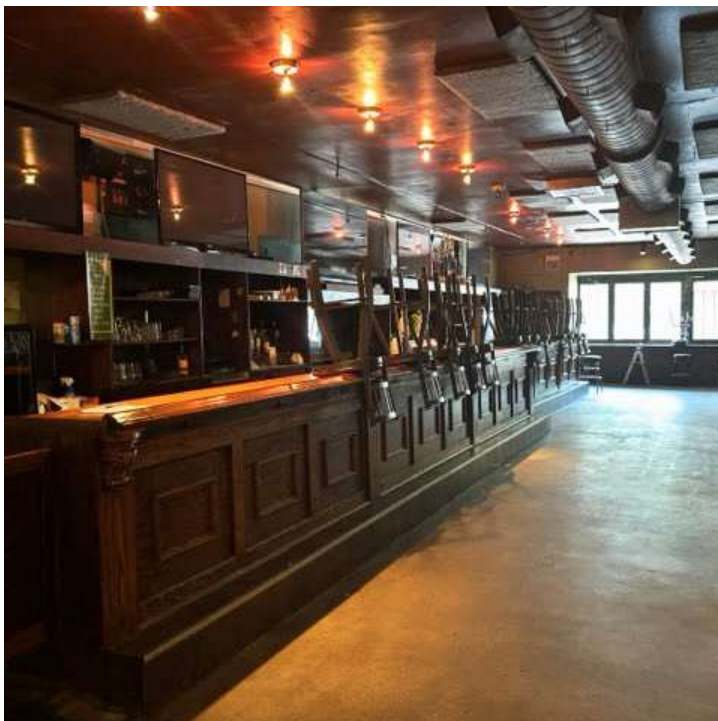
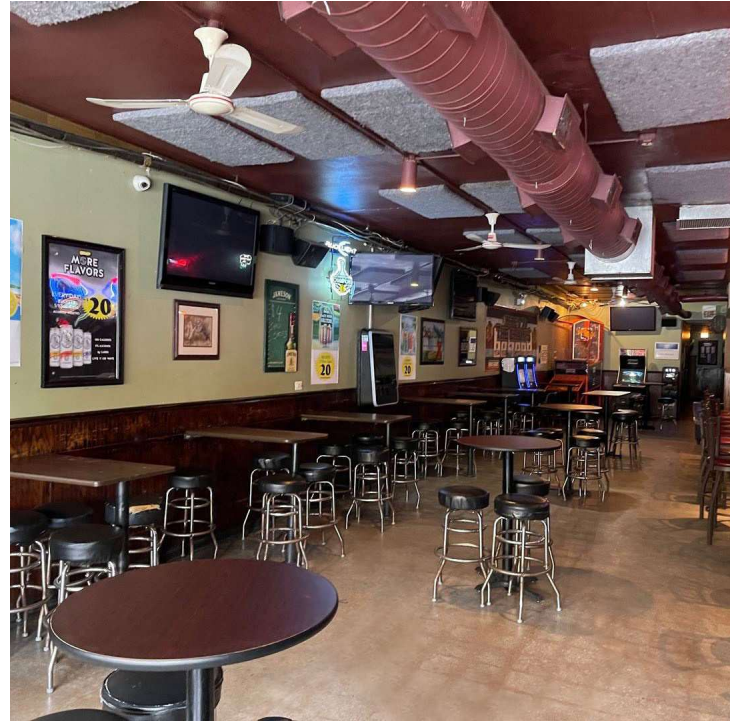
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