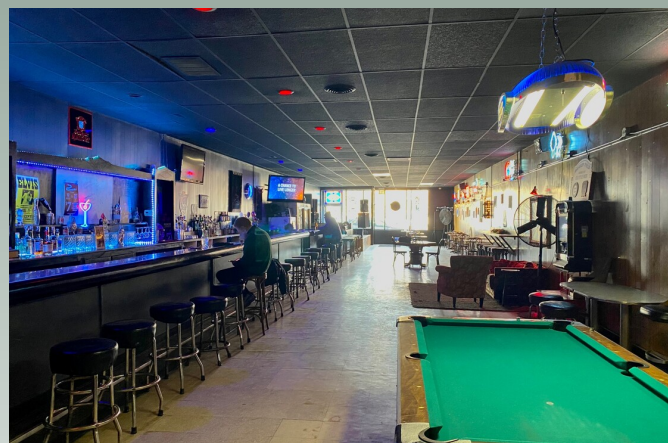


North Cener

Bar with real estate for sale near major intersection at Lincoln Avenue, Irving Park Road and Damen Avenue.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com



Demographics

Population	2-Mile	5-Mile
2010 Population	271,504	1,087,309
2022 Population	256,064	1,060,887
2027 Population Projection	250,038	1,043,226
Annual Growth 2010-2022	-0.5%	0.2%
Annual Growth 2022-2027	-0.5%	-0.3%

Households

2010 Households	127,828	467,883
2022 Households	117,748	453,253
2027 Household Projection	114,352	444,893

Income

Avg. Household Income	\$116,197	\$109,593
Median Household Income	\$86,724	\$79,744

Source: Costar

Nearby Businesses

The Rambler Kitchen & Tap	Club Pilates
Savanna	Starbucks
Don Pedro Mexican	AT&T Store
CVS	T-Mobile
The UPS Store	The Globe Pub

Location: North Center

Northcenter has grown since the 1870s when the area was only accessible by the Chicago River and Little Fort Road (now known as Lincoln Avenue). North Center is considered a vibrant neighborhood with an eclectic mix of retailers, restaurants, live music, live theater, and service-oriented businesses. It is also home to some of the best public schools in the City of Chicago. Lane Tech High School, a top ranked well-rounded and diverse high school in the state; as well as Coonley & Bell Elementary. North Center was voted one of Chicago's best neighborhoods by the Chicago Magazine in 2014.

- wikipedia.org

Property Description

Single story building and business available for sale. This long time neighborhood bar is located near the Lincoln Ave., Damen Ave. and Irving Park Rd. intersection, in the coveted North Center neighborhood and top rated Coonley School District, just a few blocks from the Irving Park Brown line station. Own and operate your own business, purchase as an investment property or redevelopment opportunity. Adjacent properties are zoned for four story mixed-use development.

Purchase Price: \$549,000 (RE and Bus.) **Property Taxes:** \$13,265.15 (2021)

Lease Rate: Not available for lease. **OpEx:** N/A

Size (Approx.): 2,500 SF (Bldg.), 3,000 SF (Lot) **Zone:** B1-2

For additional information or to schedule a showing, contact:

Brian Laskov 312-575-0480 (Ext. 14)
312-961-9705
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Map

On North Lincoln Avenue, between West Belle Plaine Avenue and North Cuyler Avenue.

