

WASHINGTON HEIGHTS: 1434-48 W. 95TH STREET CHICAGO, IL 60643

dba: George's Food & Liquor
BUSINESS with REAL ESTATE

JAMESON.



LIST PRICE // \$999,000

- » Seller financing available to qualified buyers with a substantial down-payment.
- » High grossing liquor store with real estate in the Washington Heights neighborhood with Packaged Goods, Retail Food, & Tobacco licenses.
- » George's Food & Liquor has been at the same location at 1434-48 W. 95th St. for multiple decades.
- » Lot size: 165.26 Ft X 111 Ft.
- » 2,600 SF single story building on 18,343.86 SF of land.

- » 2021 real estate taxes: \$12,917.29
- » 3 illuminated billboards on month-to-month leases with ample land available for the installation of rent paying cell tower providers
- » The real estate is to be sold AS-IS
- » Proof of funds is required prior to scheduling a showing.
- » Do not disturb the business and its employees.
- » Co-Op commission: 3%

MIKE COSTANZO // Business Broker // Senior Associate
(P) 312.929.1510 // (C) 312.399.5080 // mcostanzo@jameson.com

JAMESON REAL ESTATE
COMMERCIAL

jamesoncommercial.com

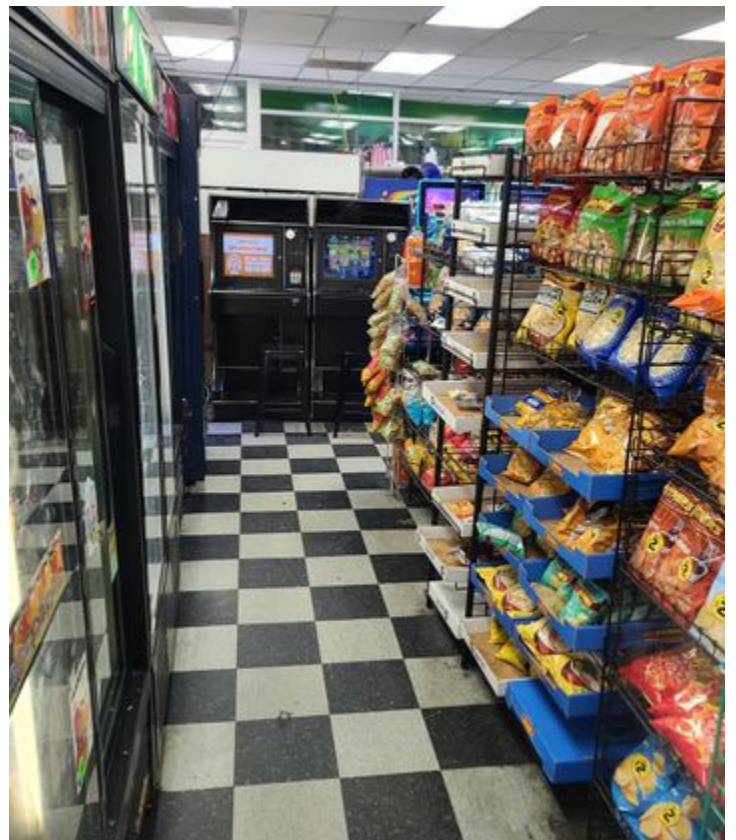
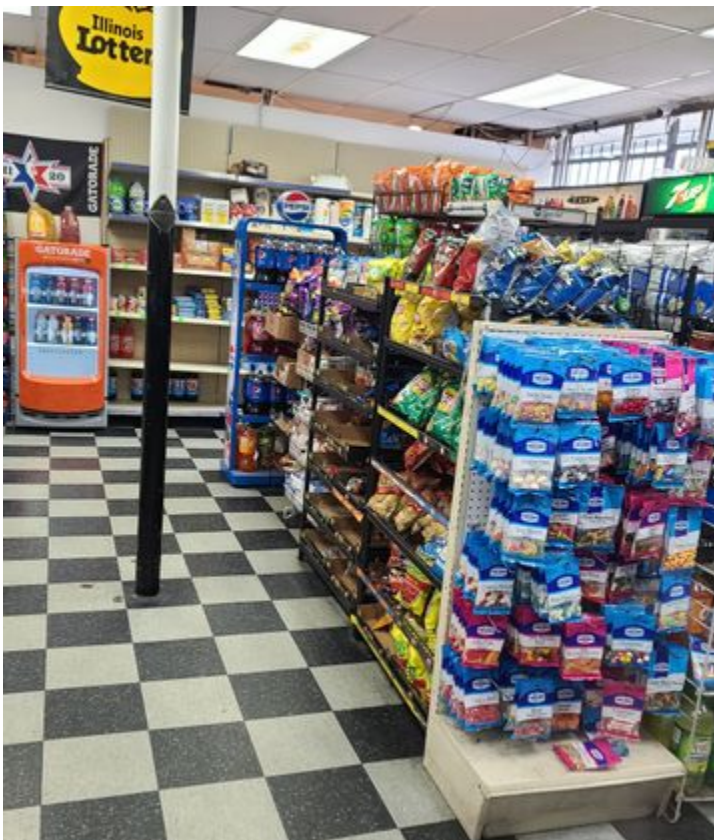
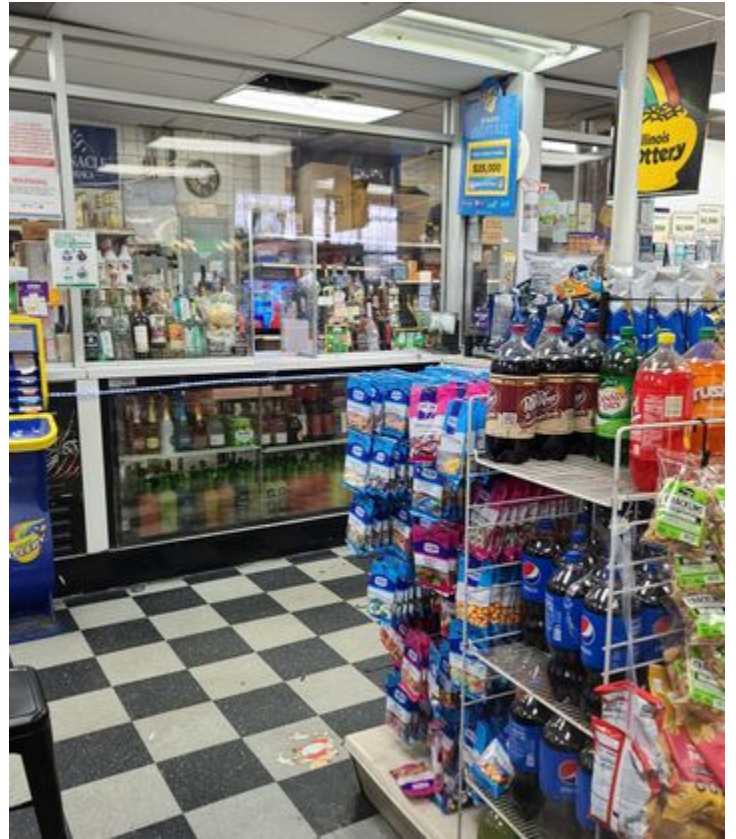
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INTERIOR PHOTOS

1434-48 W. 95th Street, Chicago, IL 60643

\$999,000

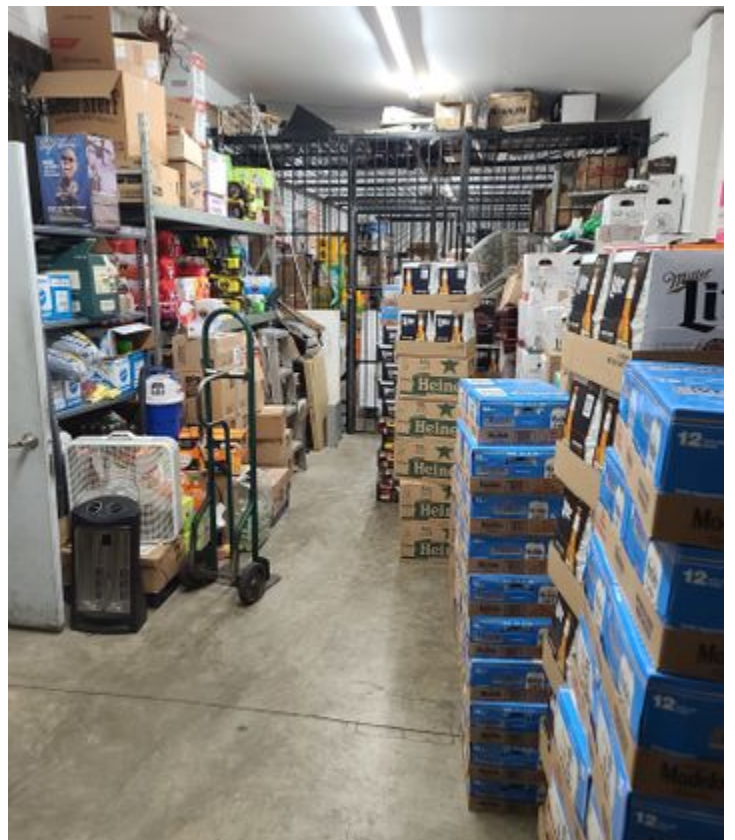
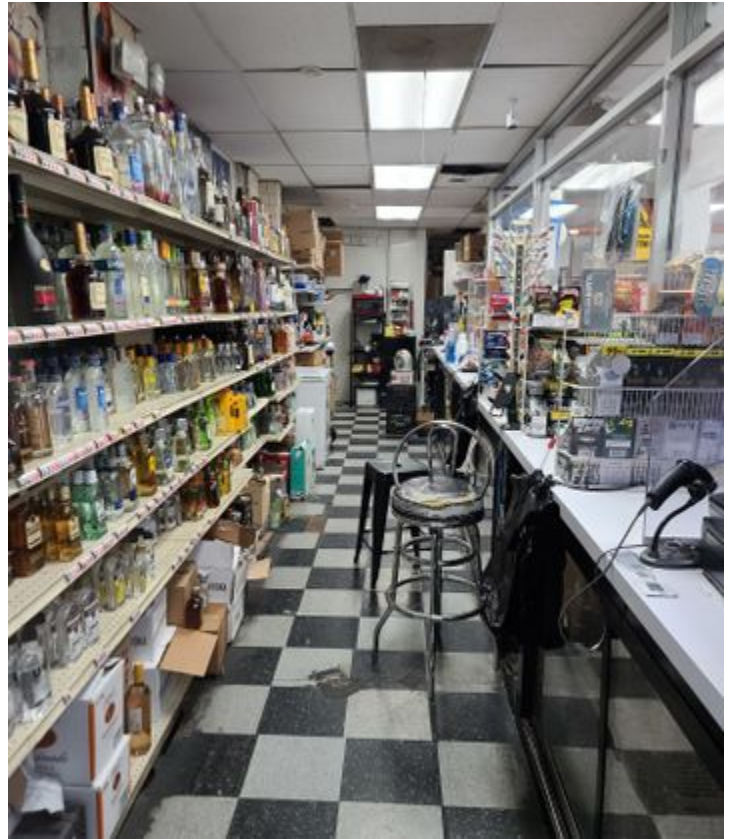
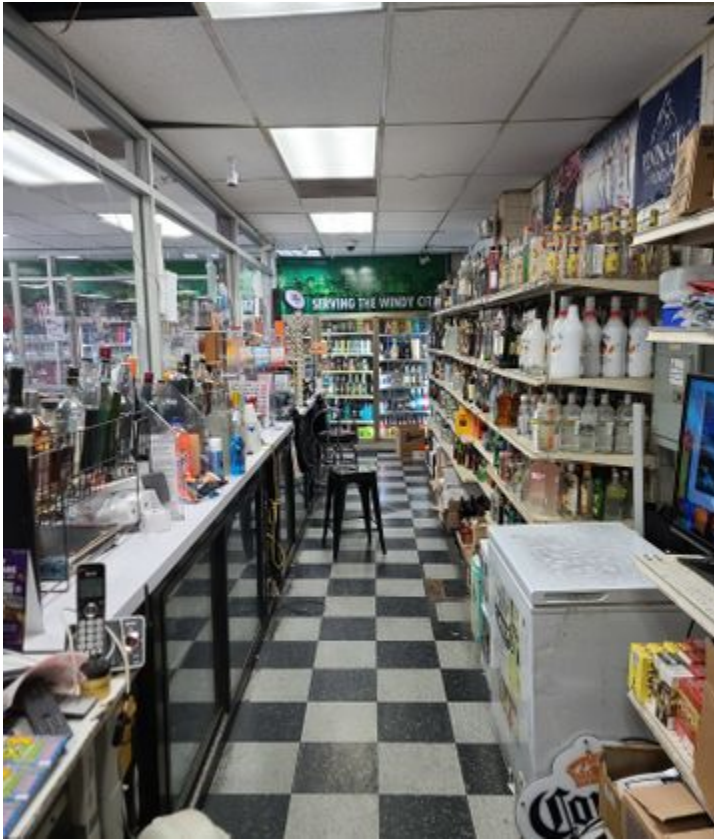


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INTERIOR PHOTOS

1434-48 W. 95th Street, Chicago, IL 60643

\$999,000



OVER-CADRE

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1	CONCRETE	CU YD	100	100.00	10000.00
2	STEEL	TON	50	200.00	10000.00
3	BRICK	1000	10000	1.00	10000.00
4	CEMENT	TON	200	50.00	10000.00
5	AGGREGATE	CU YD	200	50.00	10000.00
6	PAINT	100	100.00	10000.00	
7	LABOR	HOUR	10000	1.00	10000.00
8	EQUIPMENT	HOUR	1000	10.00	10000.00
9	PERMITS	1	1	10000.00	10000.00
10	INSURANCE	1	1	10000.00	10000.00
11	PROFIT	1	1	10000.00	10000.00
12	TOTAL				100000.00

ACCEPTED DRAWING PRINCE - RECORDING MARKERS
 ARCHITECTURE PRIME
 1127 S. EMBROOK
 CHICAGO, ILLINOIS 60643
 773-788-9422

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
12. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
13. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

INDEX OF DRAWINGS

C1.0	CODE MARKS, GENERAL NOTES, INDEX OF DRAWINGS
A1.0	9" x 7" HALL FLOOR PLAN NOTES
P1.0	10" x 10" HALL FLOOR PLAN
E1.0	ELECTRICAL PLAN, ELECTRICAL NOTES

1. OWNER: JAMESON
 2. ARCHITECT: ARCHITECTURE PRIME
 3. CONTRACTOR: JAMESON
 4. DATE: 10/15/2023

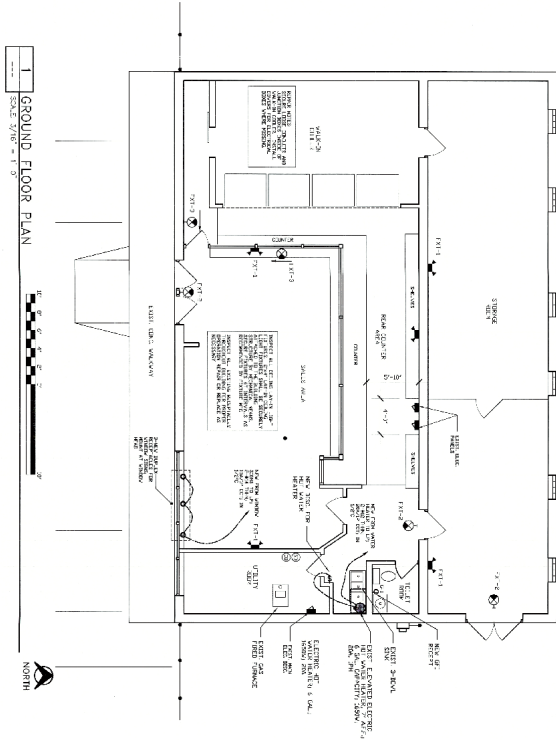
THIS DRAWING IS THE PROPERTY OF ARCHITECTURE PRIME AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE PRIME.

NEW FENCE & INTERIOR REPAIRS
1438 W. 95th
CHICAGO, ILLINOIS

C1.0

ONE COVER

EMERGENCY LIGHTS & EXIT SIGN FIXTURE SCHEDULE									
FIG. NO.	DESCRIPTION	QTY	UNIT	MODEL #	MADE IN	NOTING	REMARKS		
101-1	EMERGENCY LIGHT FIXTURE, RECESSED, 150WATT, 120V, 50/60HZ, 1/2" x 4" x 4"	14	EA	2350-0-01	USA	1/2" x 4" x 4"	EMERGENCY LIGHT FIXTURE, RECESSED, 150WATT, 120V, 50/60HZ, 1/2" x 4" x 4"		
101-2	EXIT SIGN, RECESSED, 150WATT, 120V, 50/60HZ, 1/2" x 4" x 4"	3	EA	2350-0-02	USA	1/2" x 4" x 4"	EXIT SIGN, RECESSED, 150WATT, 120V, 50/60HZ, 1/2" x 4" x 4"		
101-3	EMERGENCY LIGHT FIXTURE, RECESSED, 150WATT, 120V, 50/60HZ, 1/2" x 4" x 4"	5	EA	2350-0-03	USA	1/2" x 4" x 4"	EMERGENCY LIGHT FIXTURE, RECESSED, 150WATT, 120V, 50/60HZ, 1/2" x 4" x 4"		



GENERAL ELECTRICAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

ARCHITECTURE
PRIME
 ARCHITECTS - DESIGNERS
 11327 S. EBRONCKE
 CHICAGO, ILLINOIS
 773-785-9432

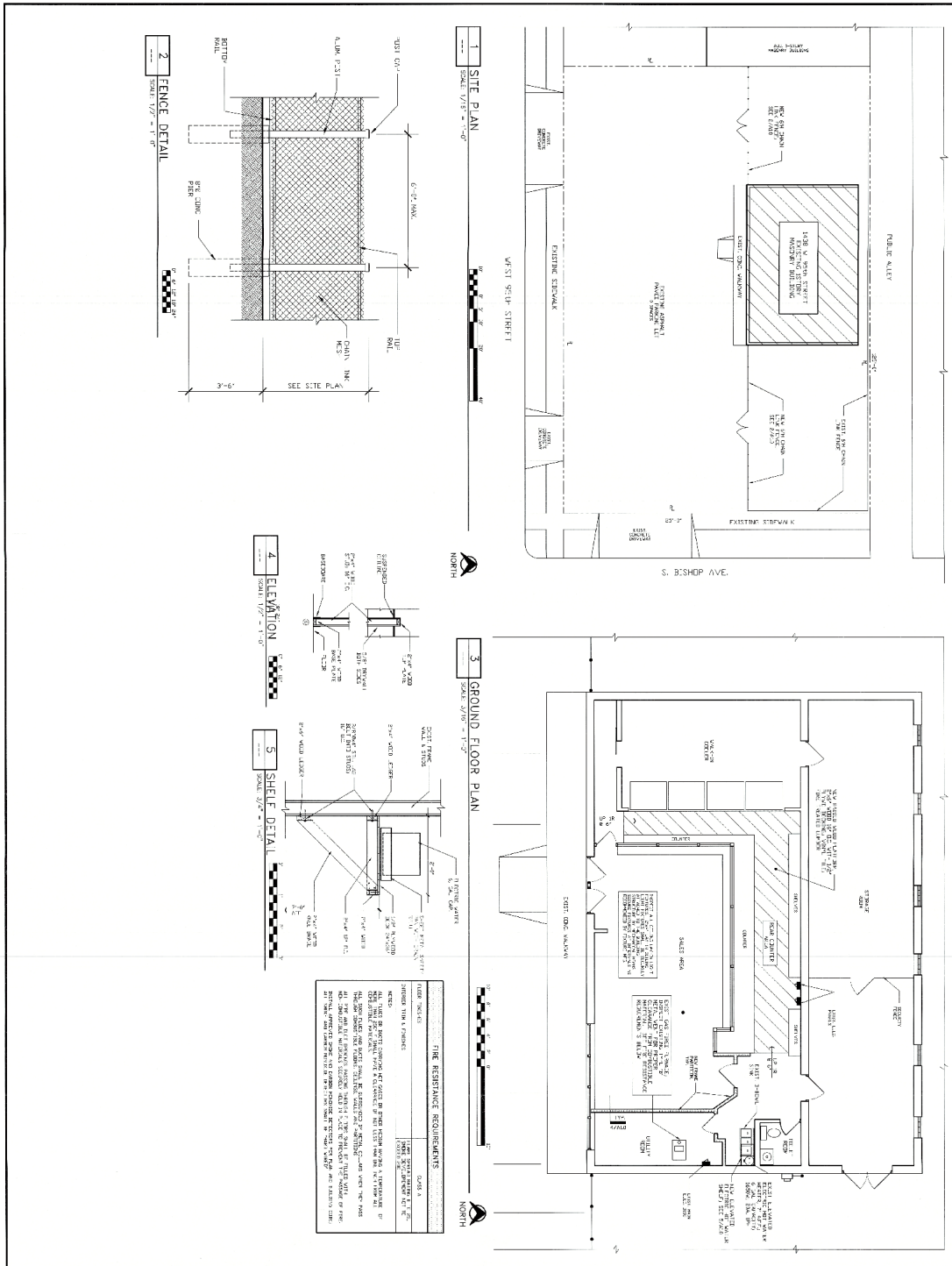
NEW FENCE & INTERIOR REPAIRS
1438 W. 95th
CHICAGO, ILLINOIS



DATE: 10/15/2024
 TIME: 10:00 AM
 DRAWN BY: JAMESON
 CHECKED BY: JAMESON
 PROJECT: 1438 W. 95th, CHICAGO, IL

E1.0

DATE: 10/15/2024
 TIME: 10:00 AM
 DRAWN BY: JAMESON
 CHECKED BY: JAMESON
 PROJECT: 1438 W. 95th, CHICAGO, IL



<p>ARCHITECTURE PRIME ARCHITECTS - DESIGNERS 11327 S. EMBROCKE CHICAGO, ILLINOIS 773-785-9432</p>	<p>NEW FENCE & INTERIOR REPAIRS 1438 W. 95th CHICAGO, ILLINOIS</p>	
	<p>A1.0</p>	
	<p>DATE: 11/11/11</p>	
	<p>SCALE: AS SHOWN</p>	
	<p>PROJECT: 1438 W. 95th STREET, CHICAGO, IL</p>	

FF&E LIST

1434-48 W. 95th Street, Chicago, IL 60643

\$999,000

Included with the property:

- Walk-in cooler, as well as 8 doors with 5HP
- 3 Under-counter show case coolers
- Fairly new P.O.S. system ~2 years
- Steel cage for liquor stock room and general storage
- ADT Alarm system
- Dual system security with up to 24 active cameras
- New roofing, replaced approximately 3 months ago
- Newer lights with energy-saving LED bulbs
- New drop ceiling with Light fixture
- 2 Year old A/C unit with air condenser on roof
- 3 Showcases built with plexiglass

Also Included:

- 4 2-door coolers with 1 ice box
- 7 metal racks for merchandise such as food, groceries etc.
- ATM machine, 3rd party owned
- 5 Slot machines, 3rd party owned

DAILY TRAFFIC COUNT

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\$999,000

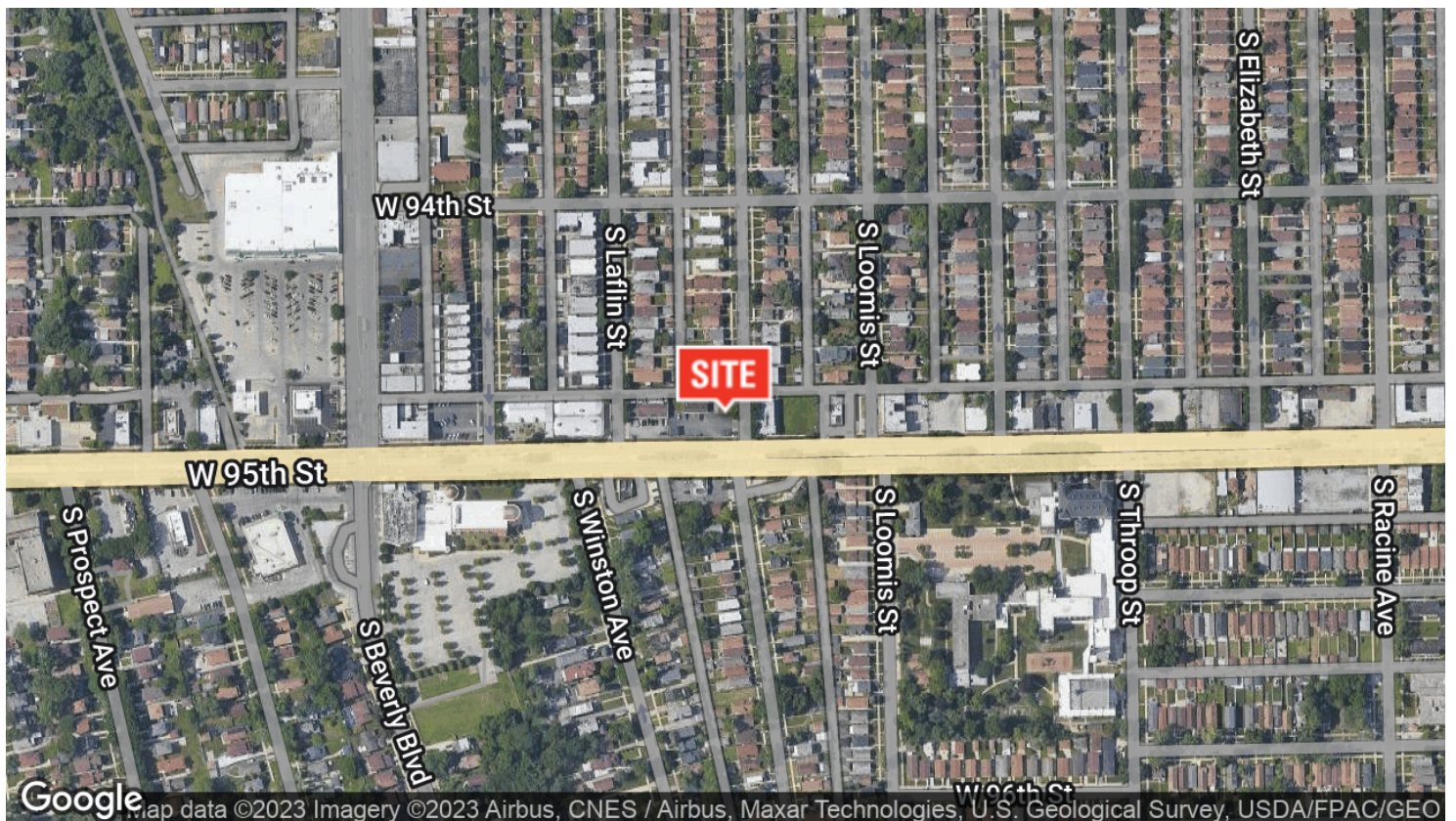
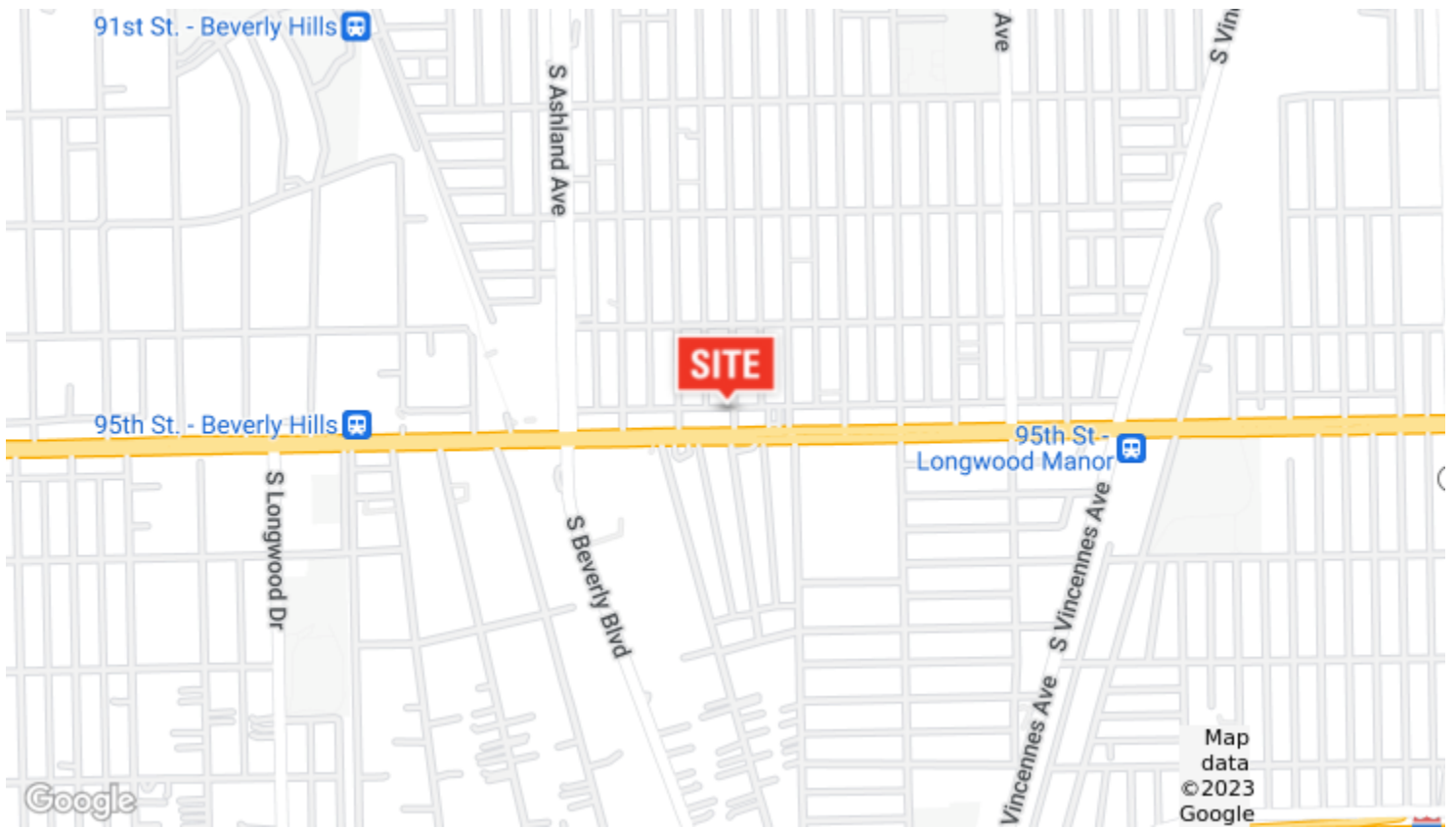


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AERIAL & STREET DETAIL

1434-48 W. 95th Street, Chicago, IL 60643

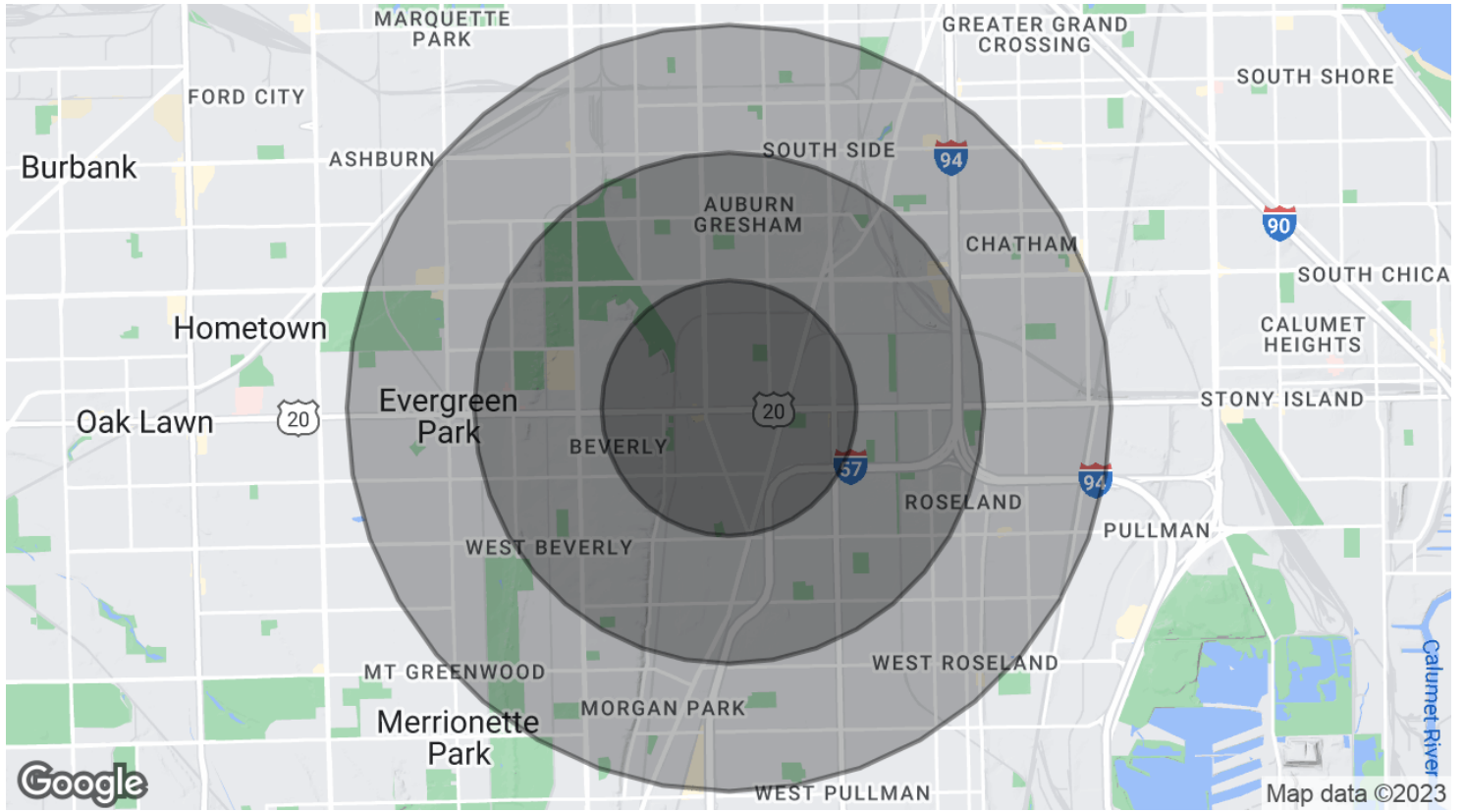
\$999,000



DEMOGRAPHICS MAP & REPORT

1434-48 W. 95th Street, Chicago, IL 60643

\$999,000



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	26,882	101,909	224,699
Average Age	43.4	41.6	41.2
Average Age (Male)	41.3	39.2	38.1
Average Age (Female)	44.5	43.4	43.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	10,544	41,540	95,185
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$83,311	\$70,913	\$63,442
Average House Value	\$209,214	\$186,640	\$170,477

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	3.3%	4.1%	4.6%

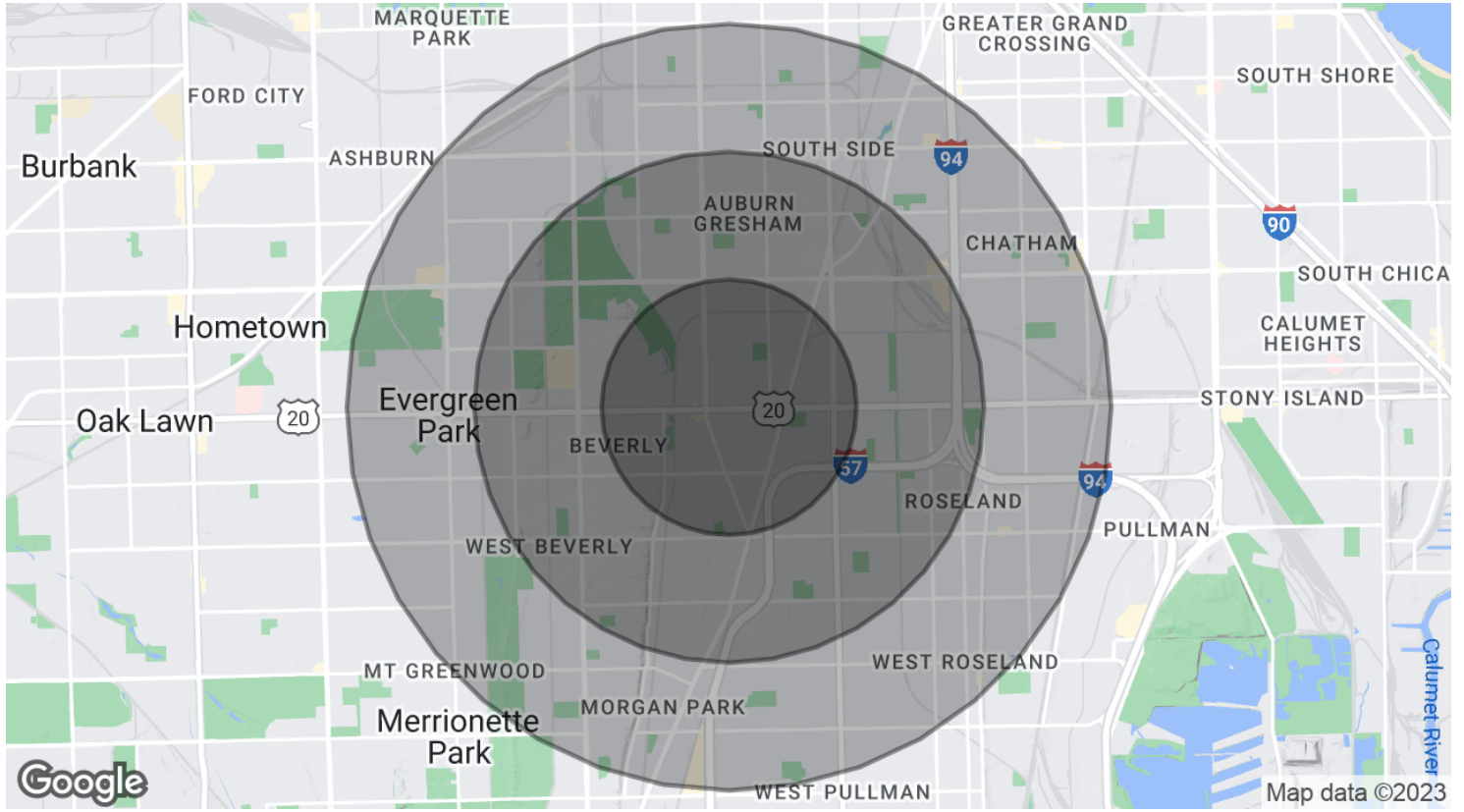
RACE

	1 MILE	2 MILES	3 MILES

DEMOGRAPHICS MAP & REPORT

1434-48 W. 95th Street, Chicago, IL 60643

\$999,000



Total Population - White	3,908	16,572	39,618
% White	14.5%	16.3%	17.6%
Total Population - Black	22,070	80,954	175,242
% Black	82.1%	79.4%	78.0%
Total Population - Asian	139	408	1,024
% Asian	0.5%	0.4%	0.5%
Total Population - Hawaiian	8	11	15
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	23	75	270
% American Indian	0.1%	0.1%	0.1%
Total Population - Other	227	1,469	3,206
% Other	0.8%	1.4%	1.4%

* Demographic data derived from 2020 ACS - US Census