



JEFFERSON PARK RESTAURANT/RETAIL PROPERTY FOR SALE!

PROPERTY INFORMATION

- Ability to transfer Tavern License and Retail Food License upon Sale. The property is available with or without the purchase of the business.
- 3,475 SF single-story structure on ±13,400SF of Total Land with ±20 off-street parking spaces.
- Long-standing Calvin's Public House in prime Jefferson Park location.
- 2 massive lots included in the Sale with abundant outdoor seating and large parking lot.
- 2,345 SF Restaurant/Tavern with an adjacent 1,040sf of space which can be used for additional seating, private parties, carry-out orders, or Lease out for additional income.
- Tons of character with classic Chicago tin ceilings, hardwood floors, custom-built wooden bar with 12 taps and room for many more.
- Full Commercial kitchen including 15' hood with Ansel system, fryers, griddle top, large range and oven, reach-in

refrigerators, sinks, and prep space.

- The full basement houses the large walk-in coolers, massive keg cooler with ample space, deep freezer, ice machine, and plenty of storage/office space. The basement also has separate egress making delivery processing easy.
- Great accessibility with the Metra line in close proximity, along with many bus stops.
- Nearby Norridge Commons offers National brands like Amazon Fresh, Best Buy, Target, along with nearby local businesses such as Butera Market, Video Land, Earl's BBQ, Joe's Pizza, and many more.

ZONED	B1-1
2021 TAXES	\$23,851
ALDERMAN/WARD	Gardner / 45th
PRICE	Upon Request

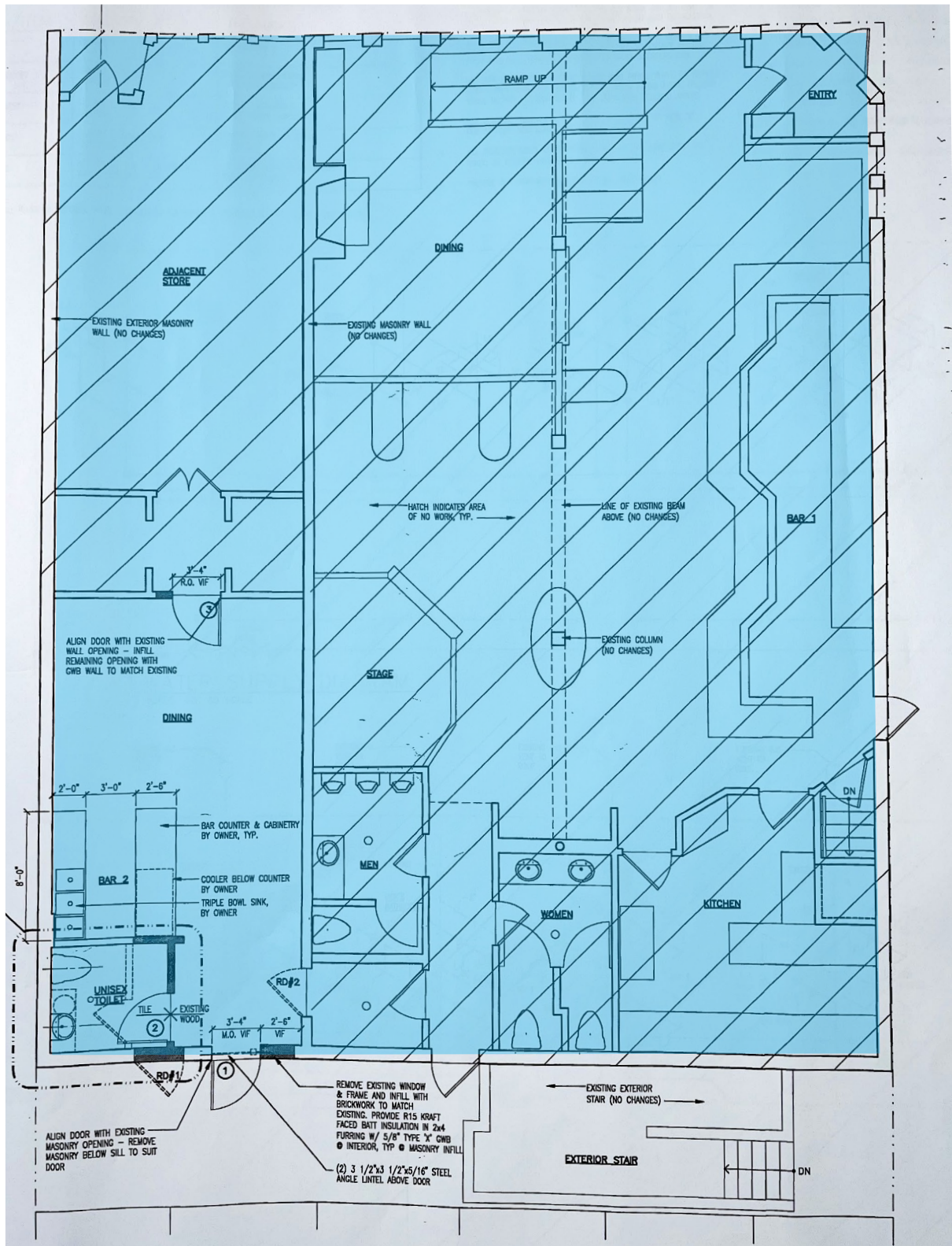
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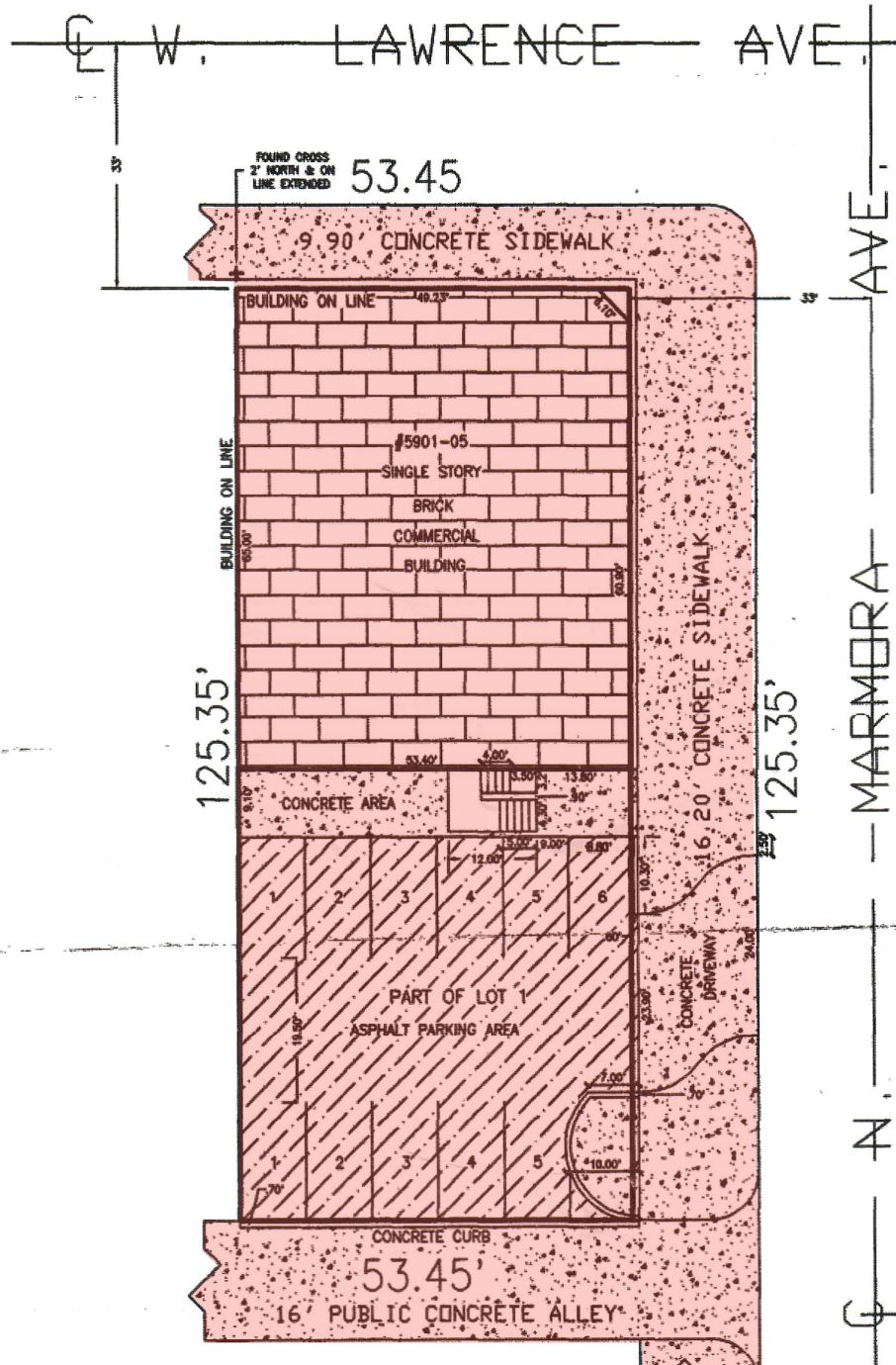
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This is the East Lot only, with the structure and rear patio/parking area.





JEFFERSON PARK

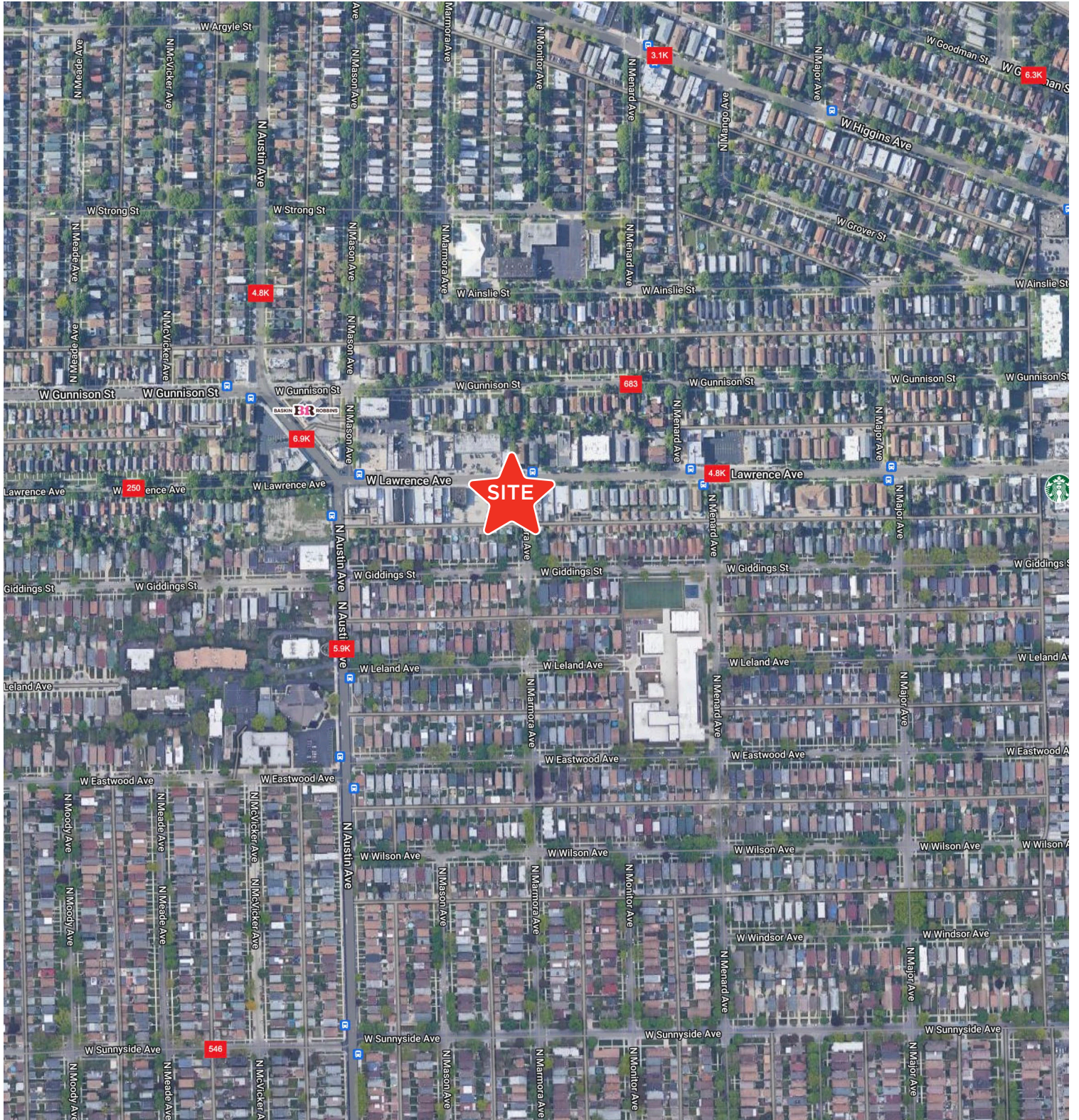
When a neighborhood is named after a park, you know it's going to be a good one.

The neighborhood's namesake park stretches for seven acres, but it's just one of three parks in the community that is located northwest of Old Irving Park. There's also Wilson Park and nearby Portage Park, one of the largest parks in the city.

Jefferson Park has seen an influx of new residents in recent years, particularly among city dwellers looking for an alternative to the suburbs. In addition to its parks and recreation, the neighborhood provides easy access to the Kennedy Expressway and CTA and Metra trains.

The tree-lined neighborhood includes bungalows and single-family wood-frame houses. There's plenty of new construction available including condominiums and townhomes. Although home prices have steadily been on the rise in recent years, the area remains quite affordable.

Jefferson Park is home to the Jeff Fest Arts & Music Festival, the Ed Paschke Art Center, and a number of locally-owned restaurants, including the Gale Street Inn, which has been a favorite among residents for more than 40 years.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

38,539

3 MILE

314,173

5 MILE

851,772

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$96,083

3 MILE

\$102,554

5 MILE

\$102,584