



FOR SALE

Second Generation, Fully Equipped Restaurant With Real Estate

5445 W DIVERSEY PKWY

CHICAGO, IL 60639

TIM RASMUSSEN, CCIM

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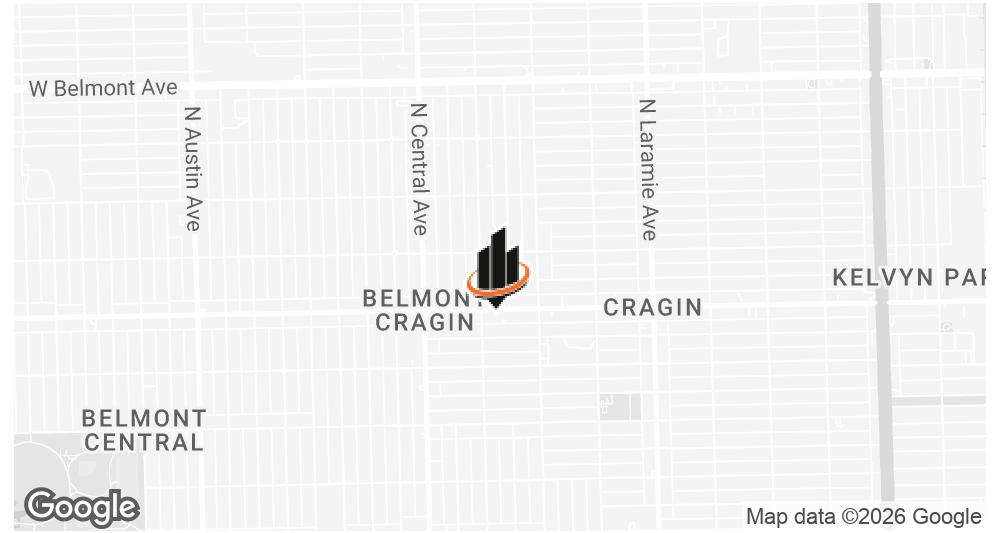
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OFFERING SUMMARY



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SALE PRICE:	\$545,000
BUILDING SIZE:	4,300 SF
LOT SIZE:	6,250 SF
PRICE / SF:	\$126.74
YEAR BUILT:	1958
ZONING:	B3-1
MARKET:	Chicago
SUBMARKET:	Belmont Cragin

PROPERTY OVERVIEW

The subject property is a 4,300-square-foot single-story retail building situated on a 6,250-square-foot site, currently configured as a fully built-out restaurant in very good condition. Zoned B3-1, the current restaurant space was originally completed in 2010 and subsequently updated in 2015. The space benefits from a modern layout and infrastructure. A final Certificate of Occupancy was issued on May 19, 2017, supporting immediate occupancy for a new operator.

The restaurant is truly turnkey, with a full complement of furniture, fixtures, and equipment (FF&E) in place. The flexible layout accommodates a wide range of food service concepts, including full-service dining, bar-focused operations, private events, banquets, and catering. The front-of-house features a 15-seat bar, multiple dining areas that can be configured for varying group sizes, ADA-compliant men's and women's restrooms, and a dedicated employee washroom.

The commercial kitchen is well-equipped to support high-volume operations, featuring a 14-foot exhaust hood with black iron, a gas-fired make-up air system, and a dedicated dishwasher hood. Additional infrastructure includes a 75-gallon gas-fired Rheem water heater, in-floor grease interceptors, and robust 600-amp, 3-phase electrical service. The layout incorporates generous prep space with stainless steel prep tables, multiple prep sinks and hand sinks, a utility closet, two walk-in coolers, and ample dry storage.

The property also includes a large, secure rear parking area providing convenient on-site surface parking, as well as designated space for refuse and recycling. Overall, the asset presents a rare opportunity to acquire a fully improved, ready-to-operate restaurant facility with significant infrastructure already in place.

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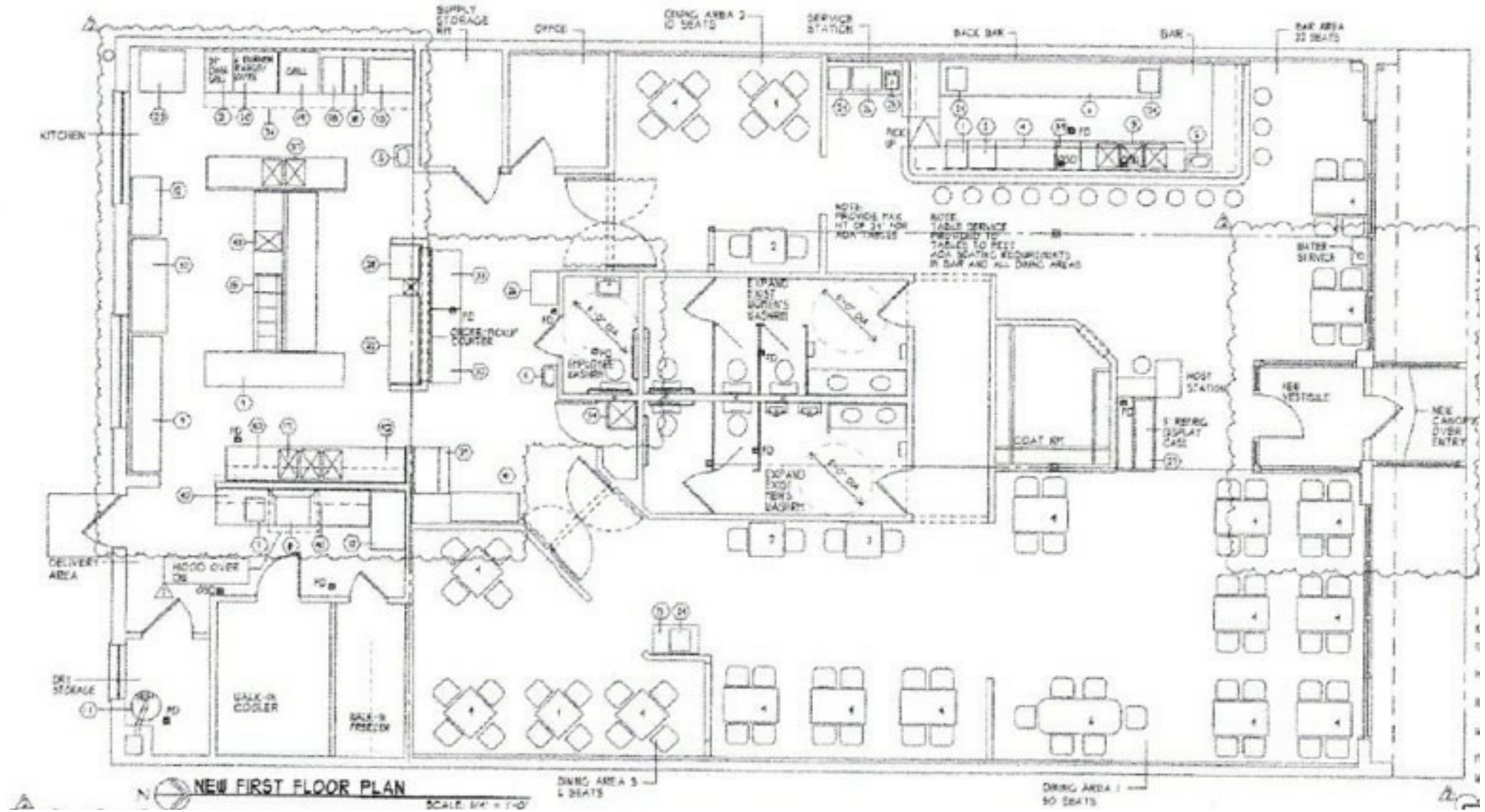
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FLOOR PLAN



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PROPERTY DETAILS

SALE PRICE	\$545,000
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LOCATION INFORMATION

STREET ADDRESS	5443-5445 W Diversey Ave
CITY, STATE, ZIP	Chicago, IL 60639
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Belmont Cragin
WARD/ALDER:	31/Felix Cardona
TIF DISTRICT	Belmont Central

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant
ZONING	B3-1
LOT SIZE	6,250 SF
APN #	13283010070000 & 13283010060000
LOT FRONTAGE	50 ft
LOT DEPTH	125 ft
PARKING:	Rear Surface Parking

RESTAURANT INFORMATION

COOKING HOOD	14' w/Black Iron
DISHWASHER HOOD	High Temp
MAKE UP AIR	Gas Fired
EXHAUST FAN	Type 1 Exhaust Fan
HVAC	Carrier Single RTU
POWER	600amp 3-Phase
HOT WATER	2025 Rheem Gas Fired 75 Gsllons
KITCHEN EQUIPMENT:	See Agent for Detailed Asset List

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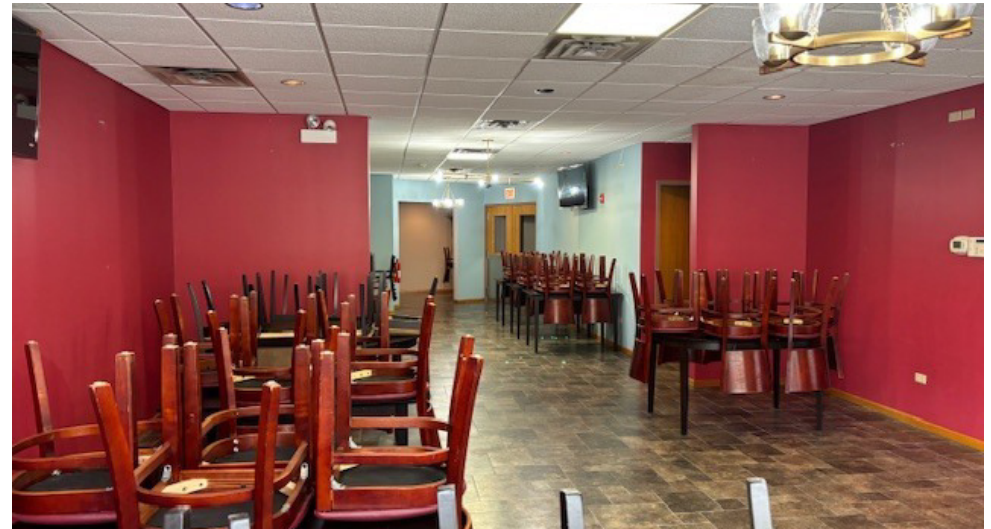
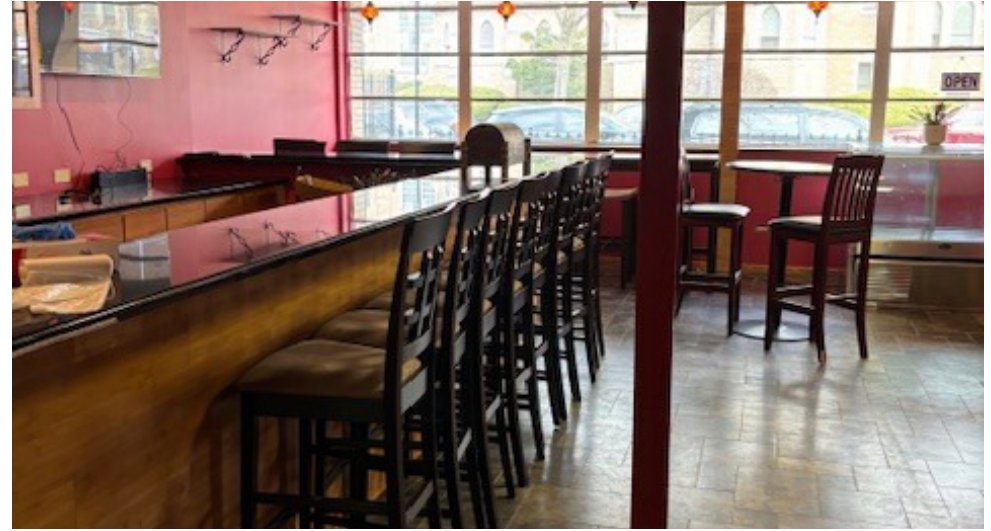
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FRONT OF HOUSE



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SVN | CHICAGO COMMERCIAL 5

KITCHEN



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SVN | CHICAGO COMMERCIAL 6

REAR PARKING AREA



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SVN | CHICAGO COMMERCIAL 7

LOCATION



LOCATION DESCRIPTION

The subject property is located at 5443-5445 W Diversey Avenue in Chicago's Belmont Cragin neighborhood, a densely populated Northwest Side community approximately eight miles from downtown. The area is characterized by a stable, family-oriented population and a strong neighborhood retail base, making it well-suited for service-oriented and food-and-beverage uses.

Belmont Cragin is a predominantly Hispanic community, with approximately 75-80% of residents identifying as Latino, contributing to a vibrant cultural identity and a strong base of locally supported businesses. The neighborhood's population exceeds 70,000 residents, with density levels significantly higher than the Chicago average, supporting consistent foot traffic and demand for neighborhood-serving retail. A relatively young median age and a high concentration of families further reinforce long-term community stability and recurring consumer demand.

The property benefits from convenient access to public transportation and regional connectivity. The corridor is serviced by multiple Chicago Transit Authority bus routes, including the #77 Belmont, #54 Cicero, and #73 Armitage lines, providing direct connections to surrounding neighborhoods and CTA rail lines. The location also offers efficient vehicular access to major thoroughfares such as Cicero Avenue and the broader Northwest Side roadway network, with proximity to both O'Hare International Airport and downtown Chicago.

Zoned B3-1, the property allows for a wide range of commercial uses, including retail, restaurant, and general business applications, with the ability to accommodate incidental liquor licenses. The existing buildout includes a fully equipped restaurant infrastructure, presenting a turnkey opportunity for food and beverage operators seeking immediate occupancy in a high-density, culturally dynamic trade area.

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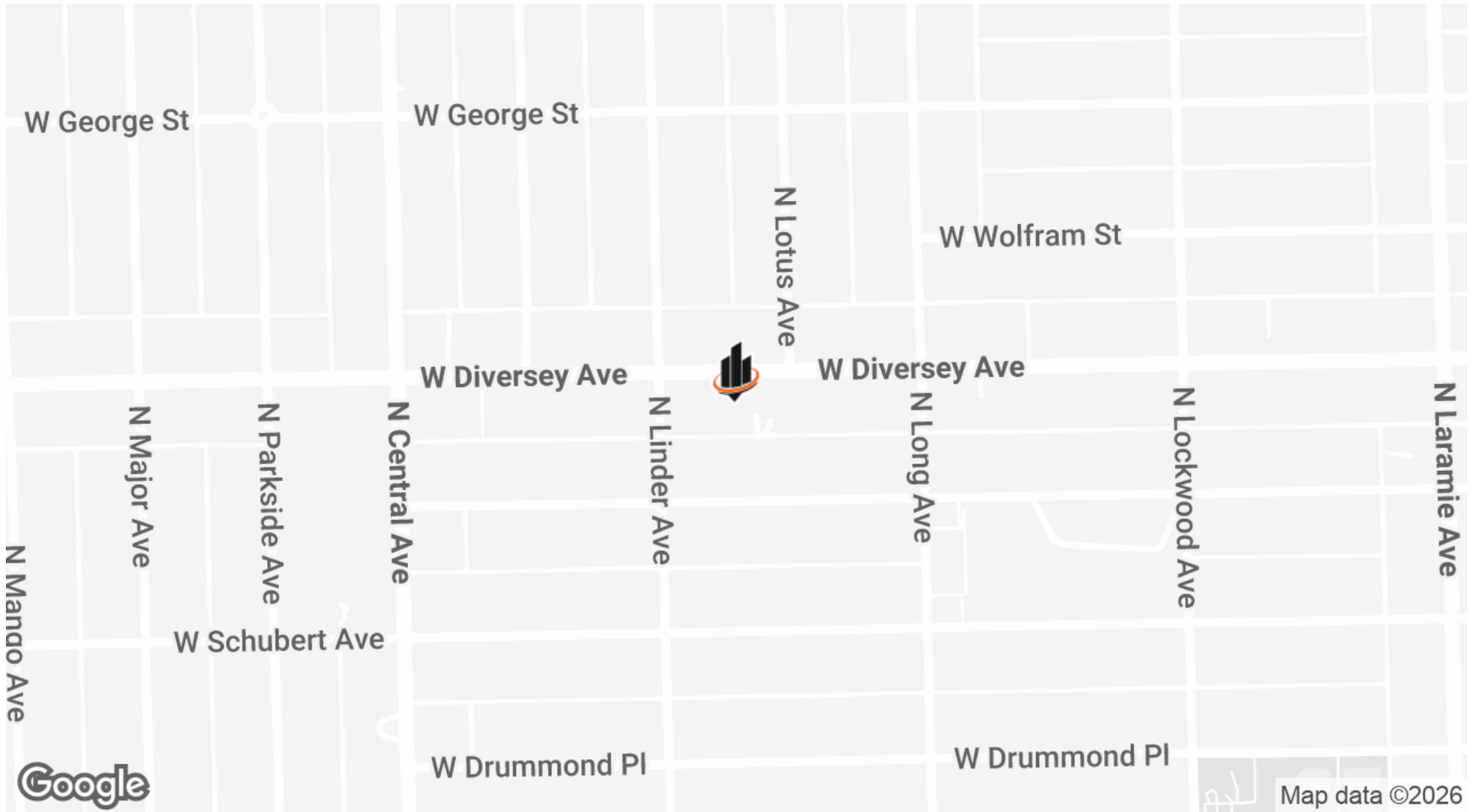
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LOCATION MAP



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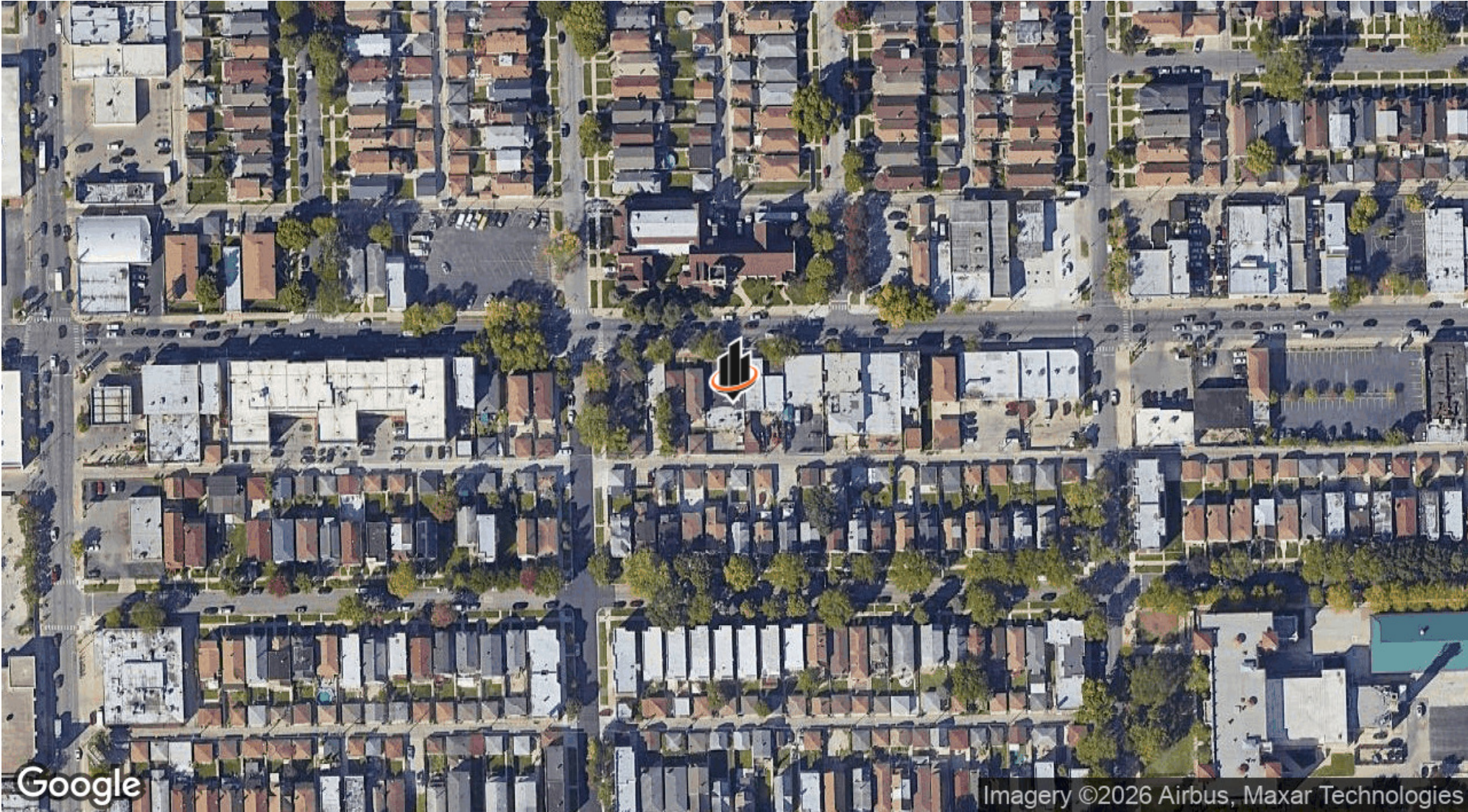
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AERIAL MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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