

For Sale

**Irish Themed Pub with Real Estate
Chicago's Beverly Hills Neighborhood**

**Long Standing History and
Chicago Destination**

**10618 S. Western Ave
Chicago, IL 60643**

**BARNEY
CALLAGHAN'S**

10618

EXCLUSIVELY LISTED BY:



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2409 W. 104th Street | Chicago, IL 60655 | 773.779.3473 | (FAX) 773.779.3473 | www.firstinrealty.com

Offering Summary

Current Name: Barney Callaghan's
(formerly Keegan's Bar)

Location: Chicago, Beverly Hills in the
Western Avenue entertainment corridor

Established: 1983; operated by current owner since
1990

Description: This long-standing Irish themed bar has been a staple in Chicago's southside community for over four decades. Originally established as Keegan's Bar and later rebranded to Barney Callaghan's, the establishment underwent a complete reconstruction and rebranding in 2015. The premises feature a custom-built, impressive 50ft long bar, creating a welcoming and authentic atmosphere for patrons. In addition to the main bar area, a 1200 SF basement was added in 2015, serving as a versatile party room complete with its own private bar. This space has been a popular venue for live events, pub crawls, and private events further enhancing revenue opportunities.

Opportunity: The sale includes both the real estate and the business, presenting a rare opportunity to acquire a well-established successful turnkey operation in a prime Chicago location known for its vibrant nightlife and community spirit.

Investment Summary

Asking Price:	Call Agent for Pricing
Total Building Area:	+/- 4,200 SF
Total Land Area:	+/- 7,500 SF (60x125)



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Investment Highlights:

Desirable Demographics: Situated in an area with high demographics, including affluent residents who frequent local establishments, providing a solid customer base and potential for growth.

High Foot Traffic: Benefits from substantial walking traffic, ideal for attracting both regular patrons and spontaneous visitors exploring the vibrant neighborhood.

Strong Community Presence: Embedded within a close-knit community known for its strong support of local businesses, fostering a loyal customer base and community engagement

Turnkey Opportunity: Sale includes both the real estate and the business, offering a turnkey investment opportunity in a sought-after Chicago location with a rich history and community appeal.



Property Description

Address:	10618 S. Western Ave Chicago, IL 60655
County:	Cook
Neighborhood:	Beverly
Total Building Area:	+/- 3,000 SF (Main Level) +/- 1,200 SF (Basement)
Total Land Area:	+/- 7,502 SF
Description:	Turnkey, well-established Irish-themed bar in Chicago's Beverly neighborhood, positioned on a double lot and fully equipped for new ownership.
Zoning:	C1-1
Pins:	24-13-233-018-0000 24-13-233-019-0000
2023 Taxes	-018: \$20,435.85 -019: \$3,474.45
Seating Capacity	249 main level 50 lower level



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Interior Photos

Main Bar



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Main Bar



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Interior Photos

Main Bar



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Exterior Photos

Patio



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FF&E & Mechanicals

- 50ft Hand-Crafted Bar hand made from African Mahogany Wood
- Additional Private Party Room Seats 50 with hand-crafted bar
- Large Gas fireplace with stone surround
- Video Monitoring System with 12 cameras
- 9 TVs
- 4 restrooms with multiple stalls
- Main Entry Stain Glass Doors
- Entertainment Stage
- 3 registers (clover operating systems)
- 40' X 4' walk in cooler
- 23 taps
- 4- 96" Slide Top Coolers
- 2-72" Glass Door Coolers
- 4 Triple Basin Sinks Total
- 1 ice machine (leased)
- Water heater : 200 gallon
- 2 – 400 ample panels
- RTU: 4 5-ton units
- Jukebox (leased)
- All furniture, fixtures, décor, inventory and supplies included in sale (with exception of a few personal items—ask agent for details)



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PARCEL AERIAL



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BEVERLY HILLS OVERVIEW

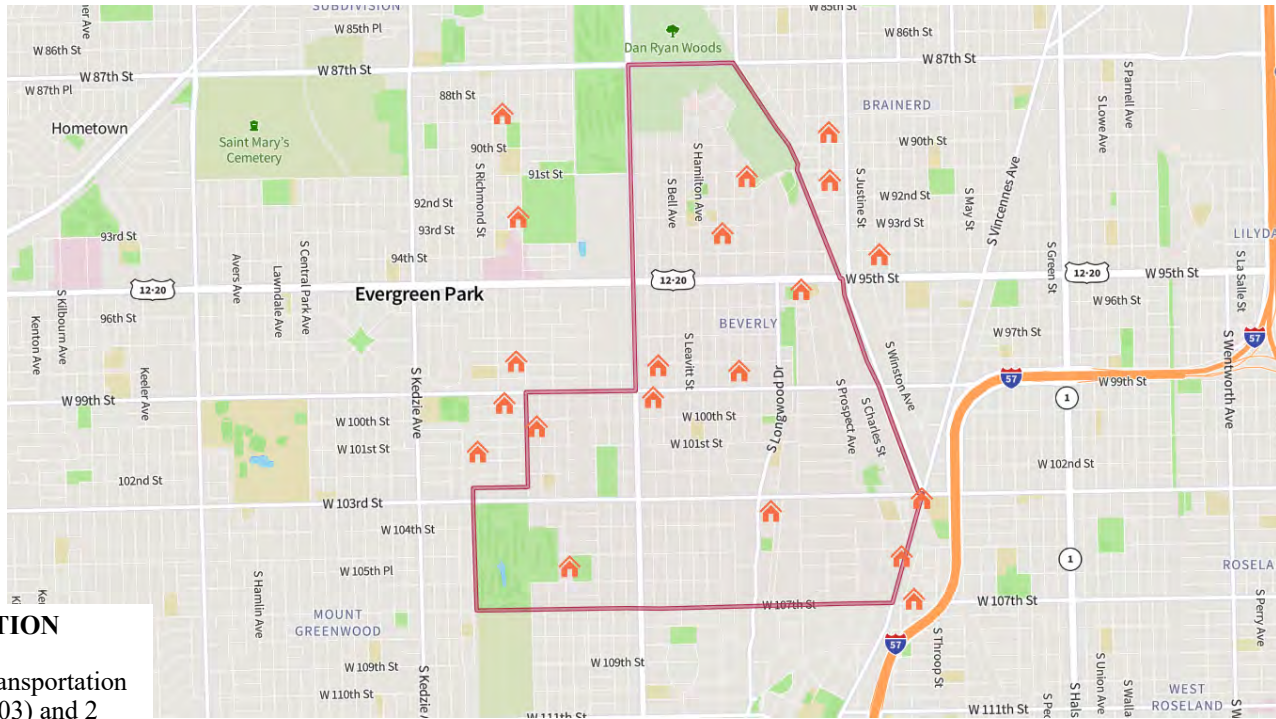
Beverly Hills/Morgan Park community is referred to as Chicago's "Village in the City." Many of the city's business and political leaders built homes and mansions along the hill that forms the highest land in Chicago. Many of these eloquent homes and mansions were designed by historic architects such as Frank Lloyd Wright, Walter Burley Griffin and Daniel Burnham. The Ridge Historic District runs through the heart of Beverly Hills/Morgan Park, with more than 3,000 buildings it is one of the largest urban districts on the National Register of Historic Places.

Now a thriving city neighborhood, Beverly Hills/Morgan Park offers the amenities of suburban living with the excitement of urban lifestyle. The community is home to many of Chicago's affluent downtown professionals as well as Chicago firefighters and police officers. Transportation to the heart of the downtown business and entertainment area is unprecedented by the convenience of the Metra Rock Island System which makes frequent stops approximately every 4 blocks. The area is also served by ease of access to many of the City's interstates including I-57, I-90/94 and I-294.

The Beverly community successfully maintains an impressive residential, retail and cultural balance in one of Chicago's most historic neighborhoods. Average household incomes within 1 mile are + \$100,000 with over 9,000 house-holds. Average annual retail sales for Beverly/Hills/Morgan Park (60643) alone are approximately \$250,000,000 annually since 2010.



Beverly, Chicago is an exceptional locale for owning a bar due to its affluent community, strong local patronage, and vibrant entertainment scene along Western Ave. With its supportive neighborhood atmosphere, convenient public transit access via Metra, and a reputation for lively nightlife, Beverly presents a prime opportunity for establishing and thriving in the bar industry.



BEST PLACES IN CHICAGO

Best Neighborhoods to Buy a House

#5 of 94

Best Neighborhoods to Raise a Family

#8 of 94

Best Neighborhoods to Live

#26 of 94

ACCESS & TRANSPORTATION

Beverly had excellent public transportation with 2 bus routes (#349 and #103) and 2 Metra stations providing daily service to Chicago and Joliet.

I-57 and I-90/94 provide easy access to Downtown Chicago, South suburbs, and Northwest Indiana.

Beverly has a Walk Score of 66

O'Hare International Airport (39 min drive)

Midway International Airport (25 min drive)

The Loop (23 min drive)



Overall Niche Grade

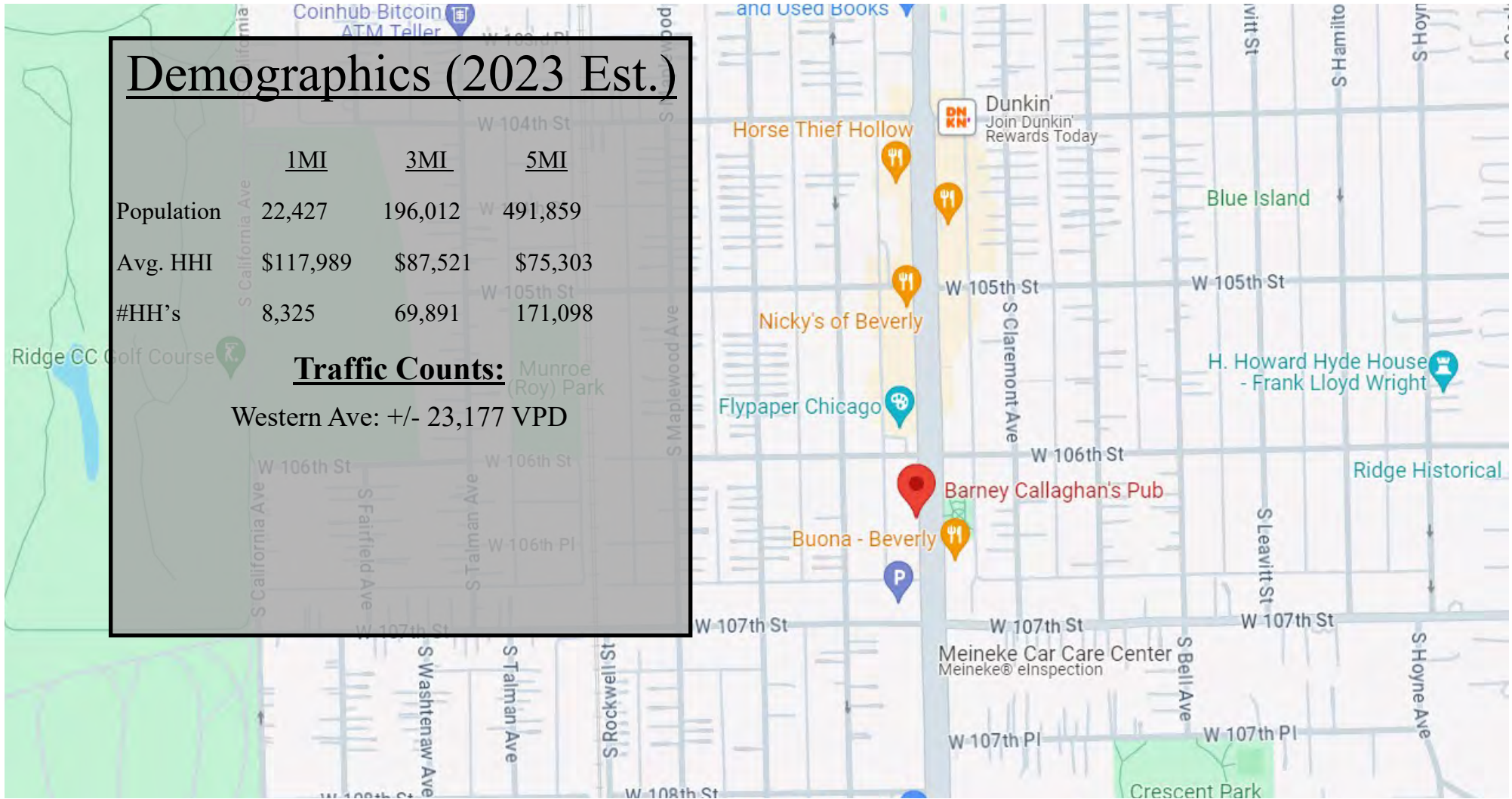
How are grades calculated?
Data Sources

- B- Public Schools
- B+ Housing
- A Good for Families
- B+ Jobs
- B Cost of Living
- A- Outdoor Activities
- Crime & Safety
- B+ Nightlife
- A Diversity
- C+ Weather
- A- Health & Fitness
- B+ Commute

Sources: Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

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Demographics



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