



**3058 W. IRVING PARK RD.
CHICAGO, IL 60618
DBA: LIZARD'S LIQUID LOUNGE**

MIKE COSTANZO

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EXECUTIVE SUMMARY

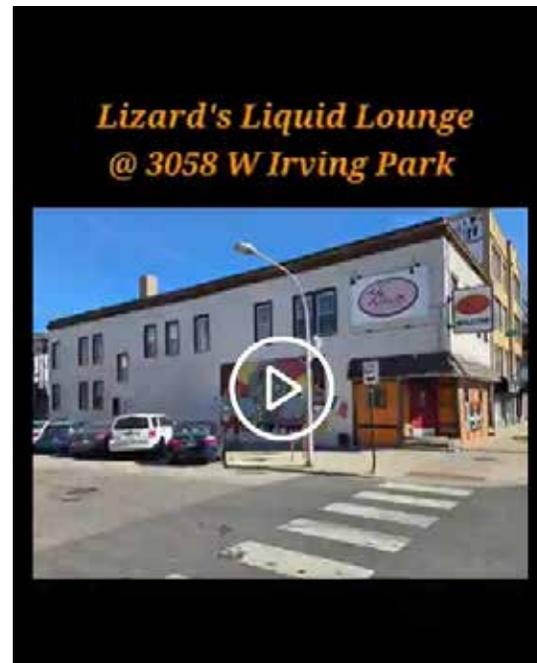
Lizard's Liquid Lounge high grossing, iconic brand has been in business for the last 18 years. The corporately held, transferable Tavern license was originally issued 61 years ago in 1965. There are approximately 1,500 square feet on the first floor with an additional 780 square feet in the basement for storage. The first-floor ceiling height is 11 feet with a bar-top that is 45 linear feet long. A large keg room is located on the first floor with a glycol refrigeration system that delivers ice-cold beer to 8 tap handles. A 5-year gross lease starting at \$5,500 per month with three 5-year options. Proof of funds is required prior to scheduling a showing. Co-Op commission is 3%.

Learn more about Lizard's Liquid Lounge at:
www.lizardsliquidlounge.com

DO NOT DISTURB THE BUSINESS AND ITS EMPLOYEES.

BUSINESS LIST PRICE: \$299,000
GROSS LEASE PRICE: \$5,500 / MONTH
ZONING: B3-1
LEASABLE AREA (1ST FLOOR)..... 1,500 SF

Click Here to View Walkthrough Tour





INVESTMENT HIGHLIGHTS

- Lizard's Liquid Lounge high grossing, iconic brand has been in business for the last 18 years. www.lizardsliquidlounge.com
- The corporately held, transferable Tavern license was originally issued 61 years ago in 1965.
- There are approximately 1,500 square feet on the first floor with an additional 780 square feet in the basement for storage.
- The first-floor ceiling height is 11 feet with a bar-top that is 45 linear feet long.
- A large keg room is located on the first floor with a glycol refrigeration system that delivers ice-cold beer to 8 tap handles.
- A 5-year gross lease starting at \$5,500 per month with three 5-year options.
- Proof of funds is required prior to scheduling a showing.
- Do not disturb the business and its employees.
- Co-Op commission: 3%







FF&E LIST

Description	Quantity	Category
Bar stools with back	17	Furniture
Round bar stools	5	Furniture
High Top Chairs	24	Furniture
Tables	7	Furniture
Flat Screen TV	5	Equipment
Mr. Coffee Coffee Maker	1	Equipment
8-Tap Handle Draft System	1	Equipment
Parlick 3-Door Reach-In Beer Cooler	1	Equipment
3-compartment sink	2	Fixture
Ice Sink	2	Fixture
Beverage gun	4	Equipment
Hand Sink	1	Fixture
Manitowoc Ice Machine	1	Equipment
Inoviva Frozen Drink Mixer	1	Equipment
Sharp Cash Register	2	Equipment
TRUE 2-Door Reach-In Cooler	1	Equipment
Sound System	1	Equipment
Surround Sound Speakers	4	Equipment
Mackie Speakers	2	Equipment
6-Camera Security System	1	Equipment
Master-Bilt Walk-In Cooler	1	Fixture

LEASE ABSTRACT

Commencement Date: To Be Determined Possession Date

Lease Expiration Date: 5 years from Possession Date

Lease Type: GROSS

Gross Leasable Area: 1,500 SF

Current Base Rent: \$5,500/monthly

Additional Options Term: Three 5-year Renewal Option Periods

Escalations: 3% annual escalations, including all Renewal Option Periods

RE Taxes: Landlord is responsible for annual real estate tax bill

Utilities: Tenant is responsible for electric and gas used. Landlord is responsible for the water bill.

Scavenger – Tenant is responsible for supplying refuse disposal for their Premises

Security Deposit: \$11,000

TAVERN LICENSE

CITY OF CHICAGO

LICENSE CERTIFICATE
NON-TRANSFERABLE

BY THE AUTHORITY OF THE CITY OF CHICAGO, THE FOLLOWING SPECIFIED LICENSE IS HEREBY GRANTED TO
SACA INCORPORATED PRINTED ON 12/09/2024

NAME: **LIZARD'S LIQUID LOUNGE**
3058 W. IRVING PARK RD., Floor 1
DBA: **CHICAGO, IL 60618**
AT: **1ST FLOOR OCC=99**

LICENSE NO. **1694910** CODE: **1470** FEE: **\$**4,400.00**

Liquor Liability Insurance Must Be Kept on The Premises At All Times.
PRESIDENT: ELIZABETH KAVANAGH
SECRETARY: ELIZABETH KAVANAGH

ISSUED BY THE MAYOR AS THE LOCAL LIQUOR CONTROL COMMISSIONER

THIS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE REPRESENTATIONS MADE ON THE APPLICATION THEREFOR, AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES GOVERNMENT, STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO AND ALL AGENCIES THEREOF.

WITNESS THE HAND OF THE MAYOR OF SAID CITY OF CHICAGO, THIS **15** DAY OF **DECEMBER**, 2024 AT THE OFFICE OF THE MAYOR

EXPIRATION DATE: **December 15, 2026**

ATTEST: *Anna M. Valencia*
CITY CLERK

ACCOUNT NO. **302792** SITE **MAYOR**

TRANS. NO.

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE LICENSED PREMISES



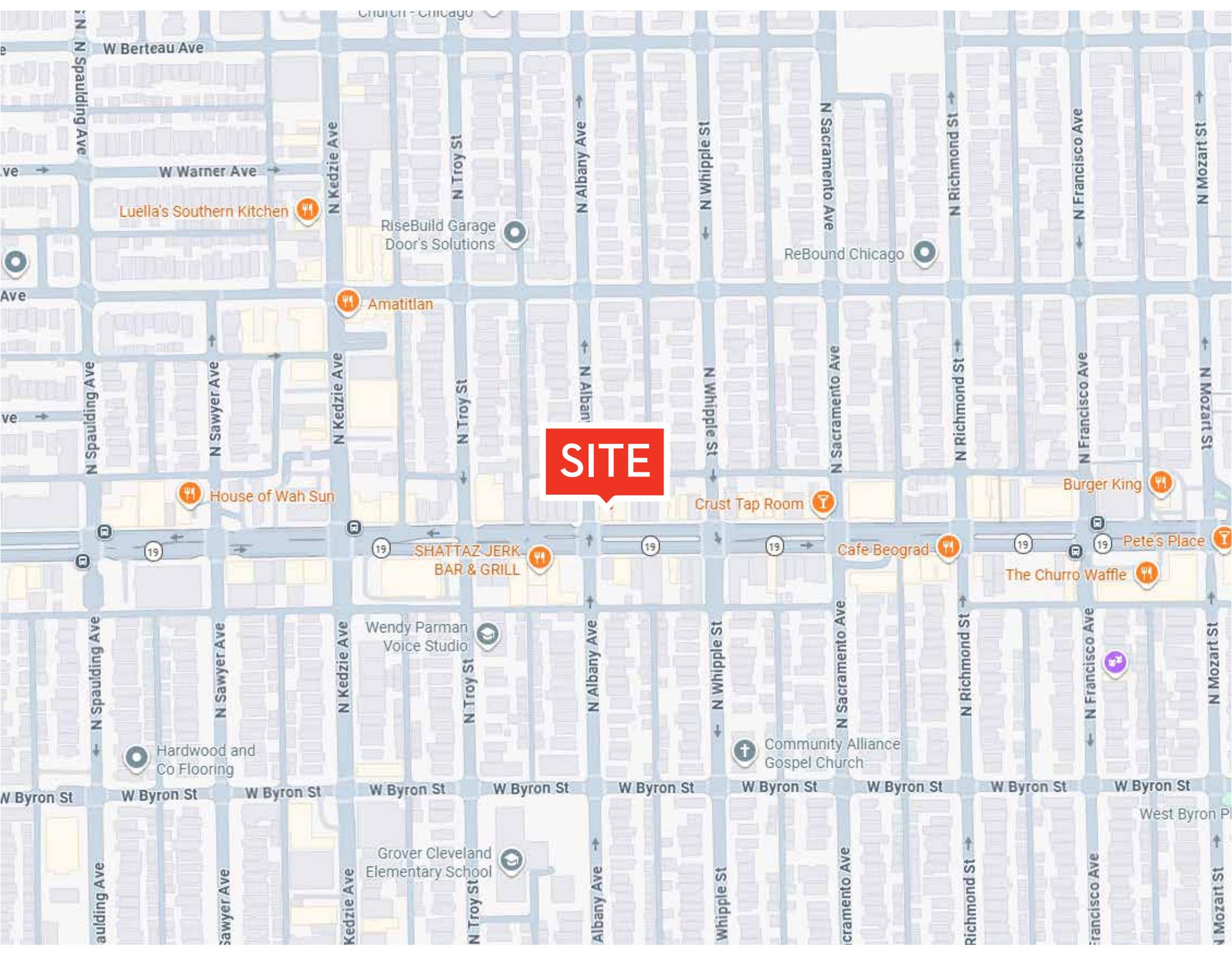
OCCUPANCY CARD



ZONING MAP

Zoning and Land Use Map
Department of Planning and Development





SITE

Luella's Southern Kitchen

RiseBuild Garage Door's Solutions

ReBounce Chicago

Amatitlan

House of Wah Sun

SHATTAZ JERK BAR & GRILL

Crust Tap Room

Cafe Beograd

Burger King

Pete's Place

The Churro Waffle

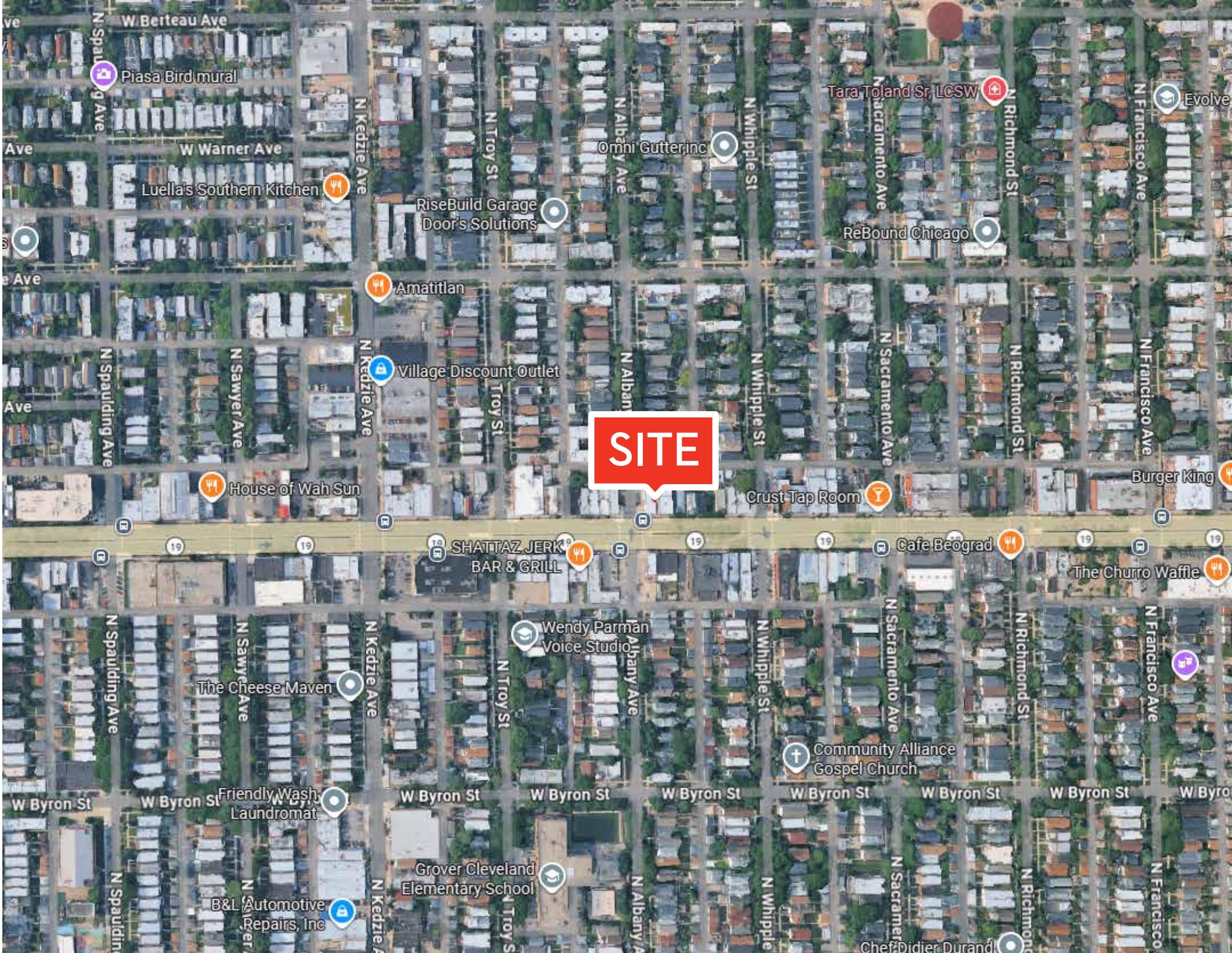
Wendy Parman Voice Studio

Hardwood and Co Flooring

Grover Cleveland Elementary School

Community Alliance Gospel Church

West Byron Pl



SITE

Piasa Bird mural

W Berteau Ave

W Warner Ave

Luella's Southern Kitchen

RiseBuild Garage Door's Solutions

Omni Gutter Inc

Tara Toland Sr, LCSW

Evolve

ReBounce Chicago

Amatitlan

Village Discount Outlet

House of Wah Sun

Crust Tap Room

Burger King

SHATTAZ JERK BAR & GRILL

Cafe Beograd

The Churro Waffle

Wendy Parman Voice Studio

The Cheese Maven

Community Alliance Gospel Church

Friendly Wash Laundromat

Grover Cleveland Elementary School

B&L Automotive Repairs, Inc

Chef Didier Durand

TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

Irving Park Station - near Pulaski Rd
(Blue Line - CTA)

WALK

15 min

DISTANCE

1.0 mi

Irving Park Station - near Ravenswood Ave
(Brown Line - CTA)

40 min

2.2 mi

Addison Station
(Brown Line - CTA)

40 min

2.2 mi

COMMUTER RAIL

Grayland Metra Station
(Milwaukee District North Line)

DRIVE

4 min

DISTANCE

0.8 mi

Irving Park Metra Station
(Union Pacific Northwest Line)

5 min

1.0 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

15 min

DISTANCE

7.0 mi

Chicago Midway International Airport

30 min

18.0 mi

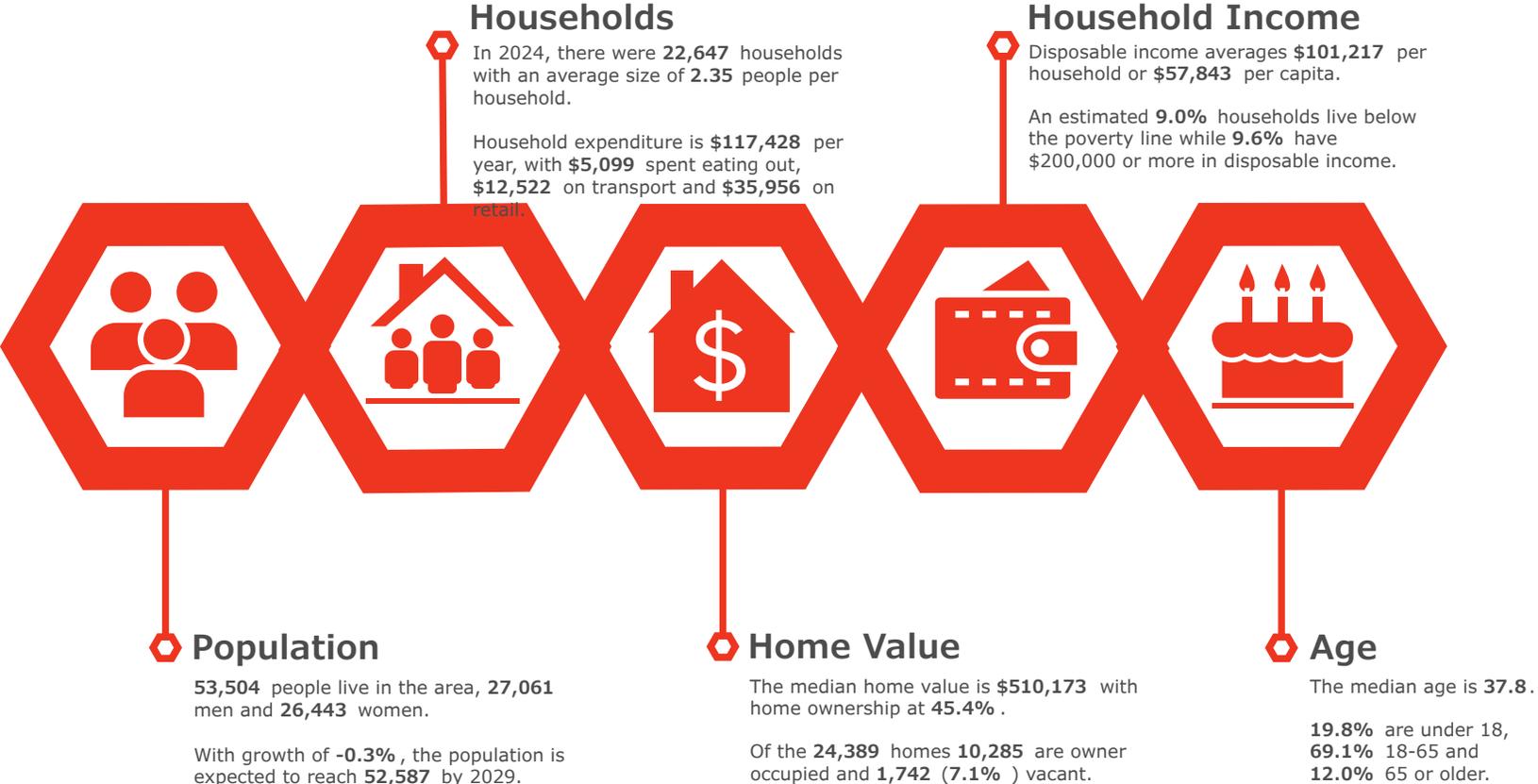
MARKET OVERVIEW

ALBANY PARK | CHICAGO

A diverse and vibrant Northwest Side neighborhood, Albany Park is known for its rich cultural mix, global dining scene, and welcoming community atmosphere. Tree-lined residential streets feature classic Chicago two-flats, vintage apartment buildings, and small local businesses that reflect the neighborhood's international character. Residents enjoy an abundance of authentic restaurants, neighborhood cafés, and nearby green spaces like Eugene Field Park and the scenic North Branch Trail along the Chicago River. With convenient access to the CTA Brown Line and CTA Blue Line, Albany Park offers an easy commute to downtown while maintaining a strong neighborhood feel and a growing reputation as one of Chicago's most culturally dynamic communities.



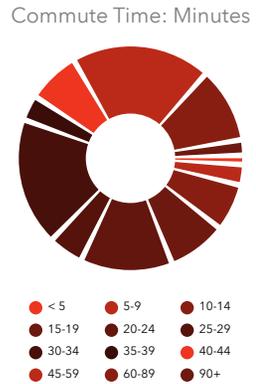
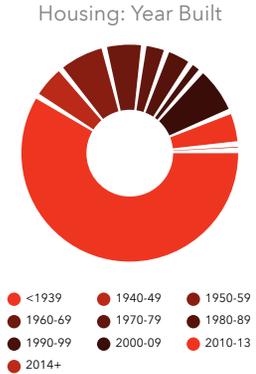
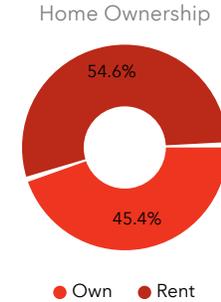
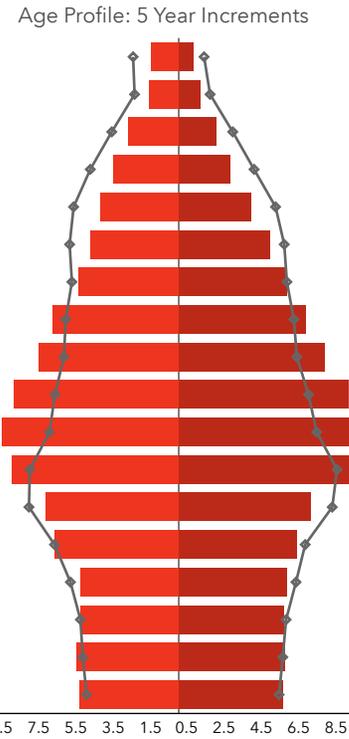
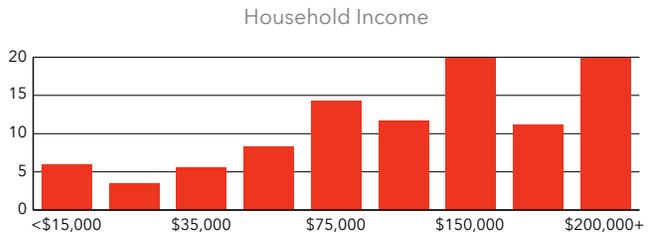
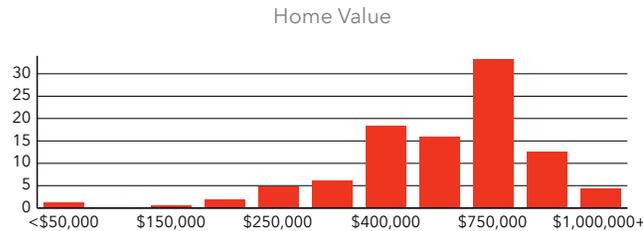
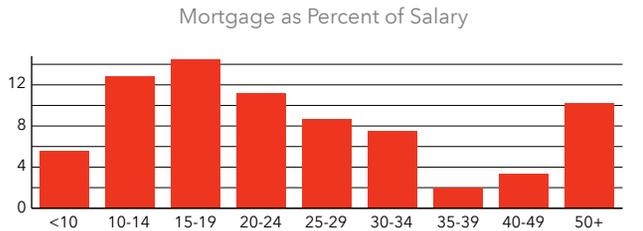
DEMOGRAPHIC INSIGHTS



Source : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2025, 2019-2023, 2030.

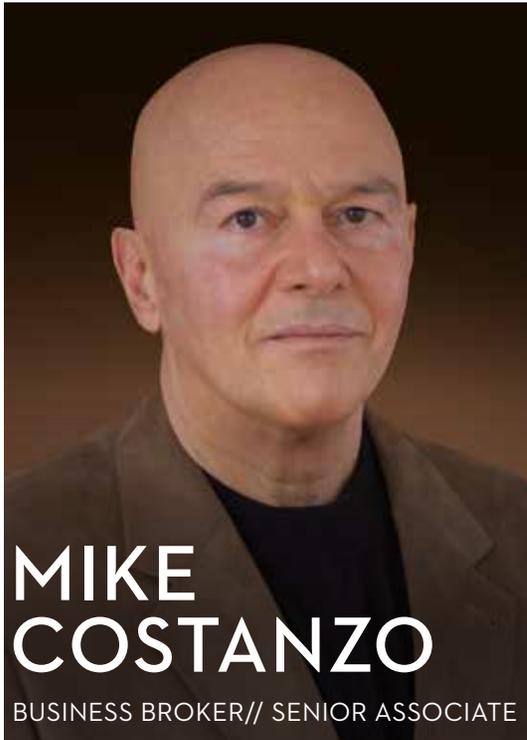
COMMUNITY PROFILE

53,504	N/A	2.35	84.6	37.8	\$101,217	\$510,173	\$163,512	19.8%	69.2%	11.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Under 18	Ages 18-65	Aged 66+



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2

ABOUT YOUR BROKER



■ ABOUT MIKE

Mike Costanzo is one of the leading consultants and sales advisors in the Chicago marketplace in the area of entertainment and hospitality. He brings many years of experience and expertise to a licensed liquor establishment; whether a nightclub, tavern, restaurant, or liquor retailer. Mike exclusively brokers bars, nightclubs, and restaurants with and without real estate. After more than 25 years of operating and owning bars, Mike brings a comprehensive knowledge base and unique perspective to this market. In the last 20+ years, he has successfully brokered businesses and real estate in Lincoln Park, the Gold Coast, Wrigleyville, Bucktown, Lakeview, Lincoln Square, South & West Loop, River North, River East, and River West.

Mike has consistently produced results for his growing client base in advising them relative to the Chicago marketplace in the areas of food, liquor, retail sales and business brokerage. His record of sales and consistently solid advice has placed him in the top 1% of the Brokers in his market place. When you need an expert, you can call on Mike Costanzo. Mike is both a licensed business broker and a licensed real estate broker.

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JAMESON COMMERCIAL REAL ESTATE

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