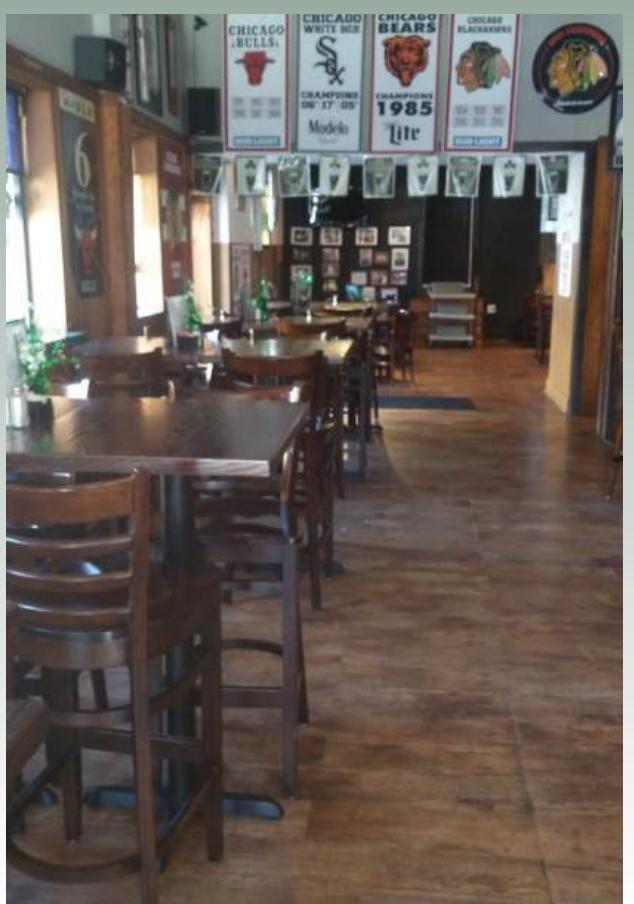


# Heart of Chicago / Pilsen

Two-story mixed-use 6-unit building, featuring a historical tavern alongside five apartments.

Martin's Corner, 2058 W. 22nd Pl. Chicago, IL



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

## Demographics

	1-Mile	5-Mile
2022 Population	25,208	934,700
2027 Population	23,214	891,483
Annual Growth 2022-2027	-7.91%	-4.62%

## Households

2022 Households	9,884	403,493
Annual Growth 2022-2027	-8.2%	-4.1%
2027 Household Projection	156,774	447,804

## Income

Avg. Household Income	\$58,902	\$76,133
Median Household Income	\$116,874	\$91,056

Source: Costar

## Nearby Businesses

Victor Bueno	La Michoacana
El Taco Azteca	Wagner's Bakery
Ghin Khao Eat Rice	Subway
Taza Mora Cafe	
Dona Torta	

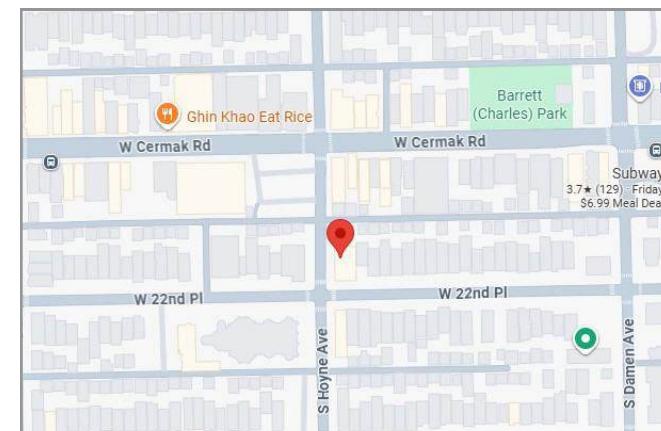
## Location: Pilsen

Rich in Latino culture, Pilsen is a neighborhood that overflows with music, art, culinary tradition, and nightlife. It's home to award-winning restaurants, iconic music venues, and sensational murals as far as the eye can see. Maybe that's why it was named one of the coolest neighborhoods around the world by Forbes.

—choosechicago.com

## Map

On the corner of West 22nd Place and South Hoyne Avenue



## Property/Business Description

Once-in-a-lifetime opportunity to acquire a fully-occupied, mixed-use property anchored by one of Chicago's most beloved taverns. Located on a prime corner lot in Pilsen, this 6-unit building features 1 large commercial space and 5 spacious apartments. The crown jewel, Martin's Corner Bar & Grill, has been a neighborhood favorite for over 70 years — earning spots in Timeout Chicago's 'Top 50 Bars' and Vienna Beef's Hall of Fame. This is more than an investment; it's a chance to own a thriving business that is a piece of Chicago history.

**Purchase Price:** \$1,699,999

**Zone:** RS-3

**Size (Approx.):** 9,437 SF (R.E.)

**Licenses:** Tavern, Food, Sidewalk Cafe

**Property Taxes:** \$8,017 (2024)

For additional information or to schedule a showing, contact:

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