



Retail/Stores

Status: **NEW**

Area: **8002**

Address: **2717 W Peterson Ave Unit 1, Chicago, IL 60659**

Directions: **Western Ave to Peterson, West to 2717, or California Ave to Peterson, East to 2717**

Sold by:

Closed Date:

Off Mkt Date:

Township: **Jefferson**

Zoning Type: **Retail**

Actual Zoning: **B3-2**

Subtype: **Neighborhood Storefront, Restaurant**

Lot Dimensions: **0**

Apx. Tot. Bldg SF:

Land Sq Ft: **0**

MLS #: **12182369**

List Date: **10/08/2024**

List Dt Rec: **10/08/2024**

Mkt. Time (Lst./Tot.): **1/1**

Contract:

Concessions:

Unincorporated: **No**

Subdivision:

Year Built: **1930**

Relist:

List Price Per SF: **\$0**

Sold Price Per SF: **\$0**

Lot Size Source:

Stories: **1**

Gross Rentbl. Area:

List Price:

Orig List Price:

Sold Price:

Rented Price:

Lease Price SF/Y: **\$23.33**

Mthly. Rnt. Price: **\$3,500**

CTGF:

County: **Cook**

PIN #:

Multiple PINs:

Min Rentbl. SF: **1800**

Max Rentbl. SF: **1800**

Units: **1**

Unit SF: **1800**

(Leasable Area

Units: **Square**

Feet)

Lease Type: **Gross**

Est Tax per SF/Y: **\$0**

Net Rentable Area:

Tenants: **1**

Estimated Cam/SF: **\$0**

Mobility Score: - **?**

Remarks: **For lease only. This property is currently established as a fully operational turnkey restaurant, offering a seamless transition for potential tenants. However, its versatile layout makes it easily convertible for nearly any retail or storefront business. The space boasts two spacious dining rooms, ideal for creating inviting atmospheres for patrons. Additionally, there are two bathrooms, ensuring convenience for guests and staff alike. The kitchen is fully equipped with commercial-grade appliances, allowing for immediate use or reconfiguration to suit different culinary needs. Ample storage space, including a walk-in cooler, provides the necessary facilities for inventory management. Situated in a high-traffic area with an impressive average of 44,000 vehicles passing by each day, this location offers excellent visibility and accessibility. This prime exposure not only attracts diners but can also draw in a diverse range of customers, making it a fantastic opportunity for any retail or storefront business looking to thrive in a bustling environment. Whether you envision a boutique, a cafe, or another venture, this property provides the foundation to make your business dreams a reality.**

Frontage Acc: **City Street, Public Road, Paved**

Current Use: **Restaurant/bar, Restaurant**

Known Encumbrances: **None Known**

Location: **Mixed Use Area, Public Transport Available, In City Limits, High Traffic Area**

Drive in Doors: **0**

Trailer Docks: **0**

Ceiling Height: **10**

Gas Supplier: **Other**

Electric Supplier: **Commonwealth Edison**

Construction: **Brick**

Exterior: **Brick**

Foundation: **Concrete**

Roof Structure: **Flat**

Roof Coverings: **Asphalt**

Docks: **None**

Misc. Outside:

Parking Spaces: **0**

Indoor Parking:

Outdoor Parking: **Parking-Street**

Parking Ratio:

Extra Storage Space Available: **Yes**

Misc. Inside: **Air Conditioning, Public Restroom(s), Storage Inside, Basement, Restaurant Oven Hood**

Floor Finish: **Carpet, Tile**

Air Conditioning: **Central Air**

Electricity: **Circuit Breakers**

Heat/Ventilation: **Forced Air, Gas**

Fire Protection: **None**

Water Drainage: **Floor Drains**

Utilities To Site: **Water-Municipal, Sewer-Public**

Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Insurance, Repairs & Maintenance, Scavenger, Cable TV**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info:

Sale Terms:

Possession:

Financial Information

Gross Rental Income:

Annual Net Operating Income: **\$0**

Real Estate Taxes: **\$10,339**

Tax Year: **2023**

Special Assessments: **No**

Fuel Expense (\$/src): **/**

Trash Expense (\$/src): **/**

Operating Expense Includes:

Individual Spaces (Y/N): **No**

Total Income/Month:

Net Operating Income Year:

Total Annual Expenses:

Expense Source:

Frequency: **Annual**

Electricity Expense (\$/src): **/**

Insurance Expense (\$/src): **/**

Total Building (Y/N): **No**

Total Income/Annual:

Cap Rate:

Expense Year:

Loss Factor:

Water Expense (\$/src): **/**

Other Expense (\$/src): **/**

Broker Private Remarks:

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Lease**

? Where is the Buyer Agency

Compensation?

Information: **24-Hr Notice Required**

Showing Inst: **Use ShowingAssist**

Broker: **Homesmart Connect LLC (28570) / (847) 495-5000**

List Broker: **Gabriel Enwiya (270153) / (773) 540-1133 / GabrielChicagoRealtor@gmail.com**

CoList Broker: **Mariusz Misiewicz (154947) / (773) 412-0517**

Cont. to Show?:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Address on Internet: **Yes**

Broker Owned/Interest: **No**

Lock Box: **None**

Call for Rent Roll Info:

Expiration Date: **04/08/2025**

More Agent Contact Info:

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MLS #: 12182369

Prepared By: Gabriel Enwiya | Homesmart Connect LLC | 10/08/2024 02:10 PM