

West Town - Chicago TWO-STORY MIXED-USE BUILDING WITH RESTAURANT FOR SALE

1529 W. Chicago Ave. Chicago, IL 60642



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,779	240,586	534,560
2015 Female Population	23,501	248,347	539,6495
2015 Total Population	48,280	488,933	1,074,209
2015 Total Households	22,931	232,846	453,202

Income

2015 Median Household Income	\$71,109	\$65,867	\$54,831
2015 Per Capita Income	\$48,830	\$49,325	\$37,506
2015 Average Household Income	\$101,742	\$99,863	\$86,008

Nearby Businesses

Bar Biscay
Manee Thai
Beauty Bar
Flo

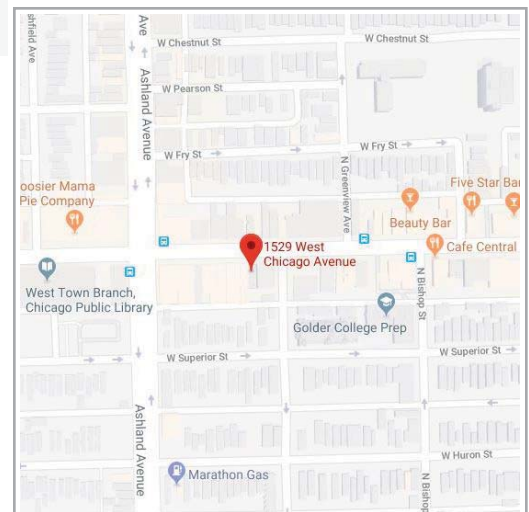
Description

Two-story commercial building with restaurant and state of the art kitchen in Chicago's West Town neighborhood. All new equipment, mechanicals and plumbing are among the many upgrades to the property. Also included are Incidental Liquor and Retail Food Licenses. Additional office, storage and liquor closet are located in the basement.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 10-12-2011: 464

Map

East of Ashland, West of Greenview, on W. Chicago Ave.



West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

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Building Size	+/- 3,465 SF
Restaurant Size	+/- 2,750 SF + Basement for Storage
Lot Size	+/- 3,075 SF
Residential	3 Bed / 2 Bath + Large Rooftop Patio
Price	\$1,298,500 (Real Estate, Assets, & Licenses)

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

jarrett@kudangroup.com

LISTING INFO

Listing Agents	Jarrett Fradin jarrett@kudangroup.com 312.575.0480 Ext. 15
Transaction Type	Mixed Use Real Estate and Restaurant
Property Type	2-story Mixed Use Commercial Building
Property Data	
Business Name	Formerly Mexique
Neighborhood	West Town
Address	1529 W. Chicago Ave
City, Zip	Chicago, IL 60642
Sale Price	\$1,298,500 (Real Estate, Assets & Licenses)
Bldg Sq Ft	+/- 3,465 SF
Lot Sq Ft	+/- 3,075
Commercial Unit	+/- 2,750 SF With Additional Basement for Storage
Residential Unit	3 Bed, 2 Bath Large Outdoor Rear Patio Off Residential
Floors	Two Floors + Basement
Zoning	B1-3 (Mixed Use Retail/Residential)
Property Tax	\$10,028 (2016) \$6.50 PSF
Parking	1 at Rear of Restaurant , Ample Street
Current Licenses	Incidental Liquor, Retail Food
Year Built	1878
Electrical Service	400 AMP Three Phase
Showings	24 hours notice - Listing agent must accompany.
Near by Retailers	Bar Biscay, Manee Thai, Beauty Bar, Flo, Hoosier Momma Pie Co, Lush Wine +Spirits
Occupancy Cards	99
Alderman/Ward	1 st - Alderman Joe Moreno
Roof:	Partial Pitched Flat Top With Silver Coat for Decked Area
AC	Central Air and Heat in Both Residential And Retail
Restaurant Description	Two story commercial building with restaurant and state of the art kitchen in Chicago's West Town neighborhood. All new equipment, mechanicals and plumbing are among the many upgrades to the property. Also included are Liquor and Retail Food Licenses. Additional office, storage and liquor closet are located in the basement.
Location Description	<u>West Town/Noble Square</u> Boutique Retail, Art Galleries, Theaters, Restaurants, Coffee houses thrive amid a diverse community in this entertainment district of West Town neighborhood.

LISTING INFO

	Business Data
Is Business Operating?	No.
Year Established	2008
FF&E Included in Price? Any exclusion?	ALL FF&E is included. Dishwasher/ Ice Machine /Coffee
Directions	East Of Ashland, West of Greenview on W. Chicago Ave.