

Lakeview - Chicago FULLY BUILT OUT CORNER RESTAURANT WITH LARGE OUTDOOR SEATING AREA

1258 W. Belmont Ave. Chicago, IL



Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

Fahlstrom's Fish Market - 1258 W. Belmont Ave. Chicago, IL 60625

Size (Approx.)	4,000 SF + Large Sidewalk Cafe
	6,500 SF Lot
Rental Rate	\$11,000 per Month, Net
Taxes, CAM & Insurance	\$5,750 per Month
Sale Price	\$275,000 (Business)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
2020 Total Population	80,657	476,695	1,071,232
Average Age	33	36	36
2020 Total Households	40,623	234,543	486,127
Average Household Size	1.90	1.90	2.10
2020 Median Household Income	\$109,423	\$86,304	\$77,135

Nearby Businesses

Northwestern Hospital Lakeview
Theater Wit
Stage 773
Schubas
Tied House
Walgreen's
Smile on Dental

Description

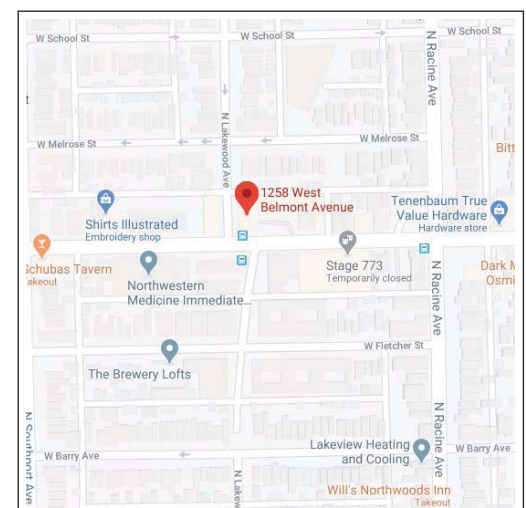
Fully built-out, corner restaurant with huge outdoor seating area in Lakeview. Gut rehabbed 5 years ago. Includes 3 hoods, large walk-in, and a ton of newer equipment. Interior features include French doors, a long bar and a fresh fish market with large display cases and separate to-go area.

Located in Chicago's popular Lakeview neighborhood at the corner of Belmont & Lakewood. Near Southport Corridor, Northwestern Hospital and Belmont Theater District. Short walk to Blue Line L stop at Sheffield and Belmont.

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. 386 02-02-16

Map

Belmont & Lakewood, 1 block East of Southport



LISTING INFO

Transaction Type	Business/Asset Sale
Type of Property	1-story Mixed Use Building
Sale or Lease	Sale and Lease Assignment
Real Estate included in price?	No, but RE is available.
Property Data	
Property Name	Fahlstrom's Fresh Fish Market
Address	1258 W. Belmont Ave.
City, Zip Code	Chicago, IL 60625
Area	Lakeview
County	Cook
Sale Price	\$275,000 (Business)
Rental Rate	\$11,000 per Month
Lease Type	Net
Taxes, CAM & Insurance	\$5,750 per Month
Lease Term	15 years plus 4 five-year options
Yearly Adjustment	3% annual increases
Security Deposit	TBD
Taxes	\$67,859
Building Type and Year Built	1958
Stories	1
Seating	Dining Room: 76, Bar: 23, Outdoor Patio: 32
Size	4,000 SF and large sidewalk cafe
Lot Size	6,500 SF
Parking	Parking lot and street
Zoning	B3-2
Licenses	Retail Food and Incidental Liquor Licenses
A/C & Heat	Central Air
Electric (amps)	800 amps
Type of Roof & Age	Flat
Basement	No
Ceiling Heights	12'
Ward	44
Alderman – Name and Phone Number	Tom Tunney 773-525-6034
Nearby Businesses	Northwestern Hospital Lakeview, Theater Wit, Stage 773, Schubas, Tied House, Walgreens, Smile On Dental
Property Description	Fully built-out, corner restaurant with huge outdoor seating area in Lakeview. Gut rehabbed 5 years ago. Includes 3 hoods, large walk-in, and a ton of newer equipment. Interior features include French doors, a long bar and a fresh fish market with large display cases and separate to-go area.
Location Description	On corner of Belmont & Lakewood. Located in Chicago's popular Lakeview neighborhood. Near

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LISTING INFO

	Southport Corridor, Northwestern Hospital group and Belmont Theater District. Short walk to Blue line L stop at Sheffield and Belmont
Cross Streets	Belmont and Lakewood 1 block East of Southport
Business Data	
Currently operating?	No
Business Description	Seafood Diner/Restaurant and Fish Market
Years of Operation	5 years
Reason for selling	COVID
FF&E included in price?	Yes
Google 360 Degree Interior Virtual Tour Link	Click here to view virtual tour! https://tinyurl.com/ycmbtrl6