

East Albany Park

Cocktail bar in hip tending East Albany Park for sale.



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

Bokeh, 4716 N. Kedzie Ave., Chicago, IL



Demographics

Population	2 mile	5 mile
2010 Population	203,563	1,135,671
2021 Population	181,776	1,078,393
2026 Population Projection	175,649	1,055,988
Annual Growth 2010-2021	-1.00%	-0.50%
Annual Growth 2021-2026	-0.70%	-0.40%

Households

2010 Households	78,630	464,354
2021 Households	67,475	433,696
2026 Household Projection	64,589	423,104

Income

Avg. Household Income	\$102,727	\$103,390
Median Household Income	\$75,631	\$74,919

Source: Costar

Nearby Businesses

Lockal Bar & Quick Bite	Gold Crust
Templestowe Pub	—
Semiramis	—
Night Hawk	—

Location: East Albany Park

Want to take a trip around the world all in one neighborhood? Then head to Albany Park, one of the most diverse spots in the United States. As you might imagine, that means all good things when it comes to grabbing a bite to eat. It also means all good things culturally. The Albany Park Theater Project, in particular, is the recipient of numerous accolades, with productions that perfectly represent its multi-ethnic namesake neighborhood. -choosechicago.com

Property Description

Recently designed chic cocktail bar opportunity in the East Albany Park neighborhood. The business is located on a busy corridor, just steps from the Kedzie Brown Line stop and major bus lines. Designed to maximize its full potential, the operators were able to thoughtfully incorporate couches, bar seating and tables in the space and create an intimate feel within its limited confines. Other features include a kitchen for full service operation and sidewalk patio for additional al fresco dining and drinking experience.

Purchase Price:	\$189,000 (Business Sale)	Size:	1,350 SF
Lease Rate:	\$16.17/SF MG	Licenses:	Incidental Liquor & Retail Food
Property Taxes:	\$1.17/SF	Zone:	B3-2

For additional information or to schedule a showing, contact:

Georg Simos	312-575-0480 Ext. 13	—	—
	773-294-4065 (Cell)	—	—
	georg@kudangroup.com	—	—

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

Map

On north Kedzie Ave., between west Leland Ave. and west Lawrence Ave.

