



**OLD CHICAGO**  
**INN**

3222 N Sheffield Ave,  
Chicago, IL 60657

**KG** | KUDAN GROUP

COMMERCIAL REAL ESTATE  
RETAIL HOSPITALITY INVESTMENT



## OLD CHICAGO INN AND ROOM 13

Beautifully designed Bed & Breakfast focusing on “Old Chicago” décor featuring antiques, artwork and items of interest. 9 guest rooms available nightly, a one of a kind subterranean “speakeasy” style tavern, one bedroom “innkeeper’s” apartment with kitchen, dedicated laundry and on-site parking. Four levels of legal occupancy, and the third floor can be rented short of long term as a 3-bedroom apartment.

Sale Price	\$2,495,000
Year Established	2005
Years of Operation	17
No. of Employees	1

## PRINCIPAL CONTACTS

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## OLD CHICAGO INN

### Real Estate and Business,

Three story mixed-use building operating as the Old Chicago Inn a Bed & Breakfast, plus Room 13 a garden level speakeasy.

Featured in: [TimeOut Chicago](#), [Chicago Architecture Center](#), and [Around Town on WGN](#).

### PROPERTY DATA

Property Name	3222 N. Sheffield Ave.
Business Name	Old Chicago, Inn
Address	3222 N. Sheffield Ave.
City, Zip Code	Chicago, IL 60657
Area	Wrigleyville
County	Cook
Property Taxes	\$18,189 (2020)
Building Type and Year Built	Mixed Use built in 1901.
Occupancy	9 guest rooms in total. 7 can be occupied by 2 guests, while 2 rooms can accommodate 4 guests The lower level tavern has an occupancy of 50
Stories	Three
Interior Size	5,360 sf
Lot Size	2,975 sf
Parking	Private parking lot in rear of building



## ROOM 13

The 4th floor of legal occupancy is the garden level, home to Room 13 the renowned speakeasy and cocktail bar found in the Old Chicago Inn. Room 13 is a wonderful amenity to the guests of the Inn and is also frequented by cocktail enthusiasts and fans of the local nightlife scene.

Room 13 has been featured in [Chicago Eater](#), [ABC 7](#), [Thrillist](#), [Prestige](#) and most recently in [Urban Matter](#) as one of the best Secret Speakeasies to Seek Out in Chicago.







