

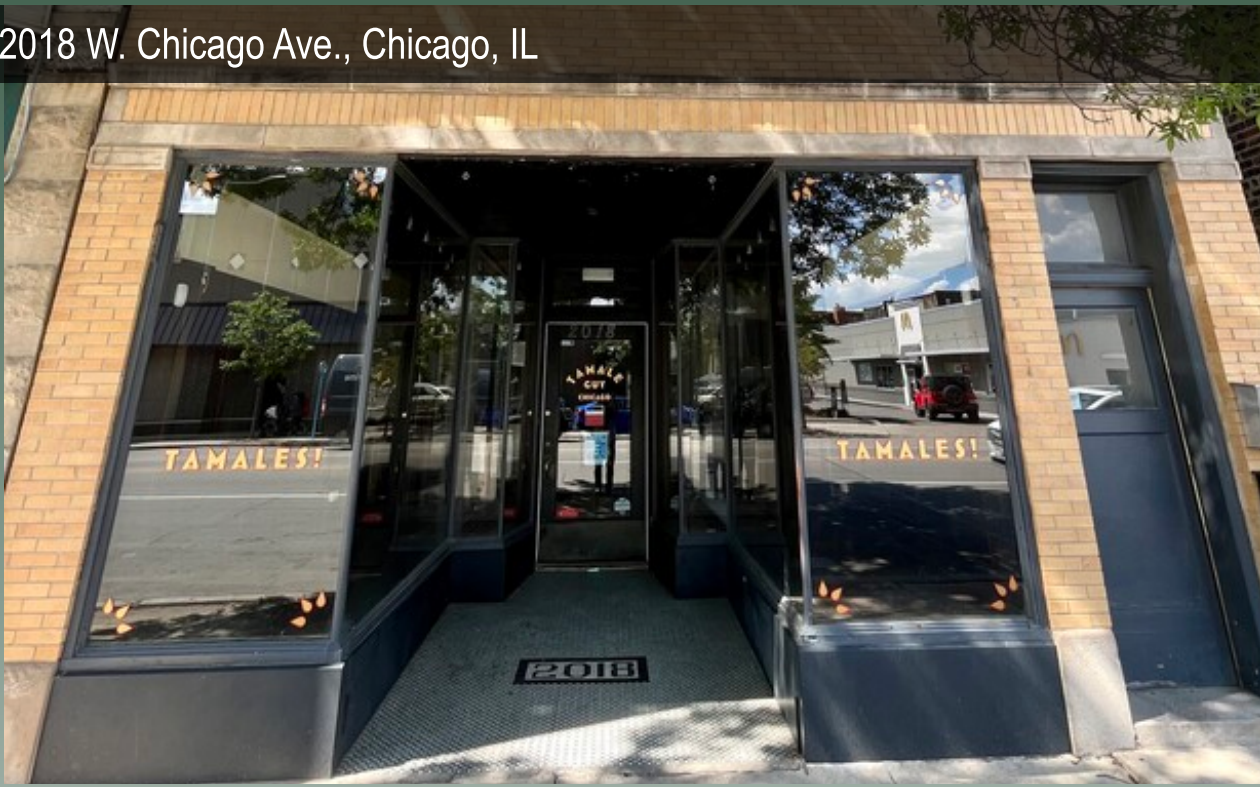
# Ukrainian Village

Mixed-use property with second generation restaurant for sale.



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

2018 W. Chicago Ave., Chicago, IL



## Demographics

Population	2-Mile	5-Mile
2010 Population	182,635	1,146,136
2022 Population	196,656	1,148,964
2027 Population Projection	197,067	1,135,962
Annual Growth 2010-2022	0.6%	0.0%
Annual Growth 2022-2027	0.0%	-0.2%

## Households

2010 Households	82,345	477,857
2022 Households	87,636	488,850
2027 Household Projection	87,604	485,060

## Income

Avg. Household Income	\$131,068	\$113,668
Median Household Income	\$103,998	\$82,641

Source: Costar

## Nearby Businesses

Parson's Fish and Chicken	Prequel Cafe
Kasia's Deli	High Dive
Mariano's	Cleo's Bar & Grill
McDonald's	Soule
Pierre's Bakery	Roots Handmade Pizza

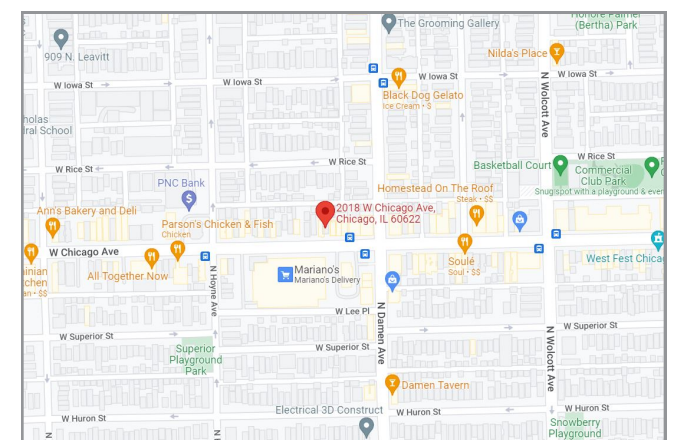
## Location: West Town/Ukrainian Village

Over the past century, West Town has seen waves of immigrants from all over the world. These global influences have shaped the neighborhood into the funky, creative enclave it is today. This is where you can find an Old-World pierogi joint, a botanical-inspired brewery, and a contemporary omakase spot — all on the same street. If you're spending a day in West Town, Chicago Ave. is a good spot to start exploring. Many of the area's diverse restaurants and bars are clustered around this area, like Chicago's first botanic brewery, German-Southern fusion in a beer hall, a Michelin-starred Portuguese tasting menu, a BYOB Creole spot, and a Filipino bakery with lines out the door. West Town encompasses the historic Ukrainian Village, which brings the Eastern European heritage to the area.

- choosechicago.com

## Map

On West Chicago Avenue, between North Hoyne Avenue and North Damen Avenue



## Property Description

Mixed-use property for sale near the busy intersection of Chicago Ave. and Damen Ave. First floor is a second generation restaurant complete with a 10' hood with black iron exhaust, walk-in cooler, and private patio dining area. Sidewalk café seating is also an option. The second floor has an apartment with a rooftop patio attached.

**Purchase Price:** \$859,000 (Real Estate) **Property Taxes:** \$10,835.79 (2020)

**Lease Rate:** Not available for lease. **OpEx:** N/A

**Size (Approx.):** 2,781 SF (Bldg.), 387 SF (Garage), 2,964 SF (Lot) **Zone:** B3-2

## For additional information or to schedule a showing, contact:

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