

# East Albany Park

## Chic cocktail bar and restaurant for sale.



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

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



### Demographics

Population	1-Mile	5-Mile
2022 Population	71,228	1,098,717
2027 Population	70,233	1,092,572
Annual Growth 2022-2027	-1.4%	-0.6%

### Households

2022 Households	23,856	433,696
Annual Growth 2022-2027	-2.3%	-0.9%

### Income

Avg. Household Income	73,604	\$103,390
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Source: Costar

### Nearby Businesses

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

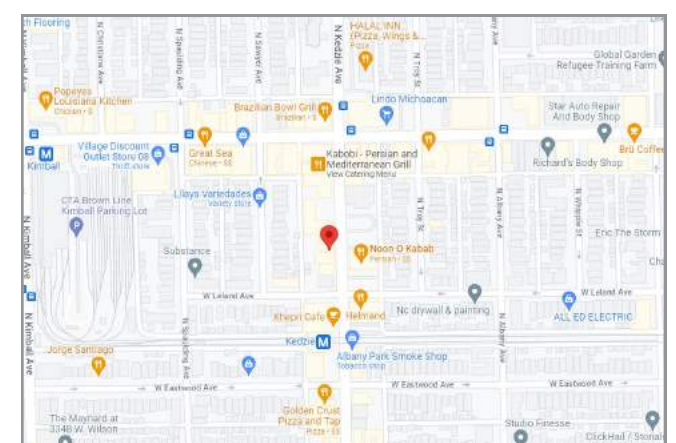
### Location: East Albany Park

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

### Map

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



### Business Description

Recently designed chic cocktail bar opportunity in the up and coming 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 incorporate couches, ample bar seating and additional tables in the well thought out layout, which manages to execute an intimate comfortable feel within the limited confines. Other features include a kitchen for full service operation and sidewalk patio for additional al fresco dining and drinking experience.

**Purchase Price:** \$259,000 (Bus.)

**Property Taxes:** \$1.17/SF

**Lease Rate:** \$16.84/SF MG

**Zone:** B3-2

**Size (Approx.):** 1,350 SF

**Licenses:** Incidental Liquor & Retail Food

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

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