

Motor Row/South Loop

Three story commercial property with two-level entertainment business for sale and lease.



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



Property and Business Description

For sale: A multi-story commercial building with a first-floor tenant, DuneYrr Fermenta Winery and Brewery, and a two-level event business. The property was initially renovated in 2013 as a brewery and tap room, with additional private event space. Upon the sale of the brewery, the upper floors were rebranded as Venue OverDrive, paying homage to our historic automobile neighborhood. The building is currently being operated by ownership and features an income-producing ground floor tenant. This offering includes a business sale with lease or real estate and business sale.

Purchase Price: \$3,125,000 (R.E. & Bus.), \$199,000 (Bus.)	Property Taxes: \$24,475.87 (2021)
Lease Rate: \$28/SF NNN	Zone: DS-5
Size (Approx.): 5,000 SF (Bus.), 8,928 SF (Bldg.), 3,979 SF (Lot)	Licenses: Tavern and PPA

For additional information or to schedule a showing, contact:

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Demographics

Population	1-Mile	5-Mile
2022 Population	42,524	752,694
2027 Population	43,833	767,074
Annual Growth 2022-2027	3.08%	1.91%

Households

2022 Households	19,541	506,197
Annual Growth 2022-2027	2.89%	2.5%

Income

Avg. Household Income	\$77,799	\$83,930
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Source: Costar

Nearby Businesses

Row 24 Chicago	Sweeney Taud StudioZ
McCormick Place	BAR22
Bank Of America	BASSLINE 2239
Revel Motor Row	Lips Drag Queen Show Palace
DuneYrr Fermenta Winery/ Brewery	Jerk Villa Bar & Grill

Location: South Loop/Motor Row

Set next to Museum Campus and including Printers Row, the large South Loop is a lively hub of classic bars and diverse restaurants, plus longtime clubs Jazz Showcase and Buddy Guy's Legends. The Motor Row area, designated a Chicago Landmark in 2000, is located on Michigan Ave., just South of Cermak Ave. and West of McCormick Place Convention Center. Buildings in the area were constructed between 1905 & 1936. Throughout the neighborhood's history, Chicago's Motor Row has been home to many of Chicago's big shoulders; including Marshall Field and Al Capone who called 22nd and Michigan Ave. his "home turf". At the turn of the century, Motor Row was famous for featuring more than 116 different makes of automobiles; they were sold and repaired on this historic district of Michigan Ave.

— Google, choosechicago.com

Map

On South Michigan Ave., between East 23rd St. and East 24th St.

