

# Bucktown

Freestanding restaurant and bar with overhead retractable windows for sale.



## Business Description

This single story restaurant and bar has great street presence. Situated on the high traffic intersection of Damen and Armitage Avenues, passer-bys can peer in through the open facade as diners enjoy the al-fresco feel from the overhead garage window system. The open kitchen diner-style layout combines the cooking area and bar with much of the back-of-house operations, including the prep kitchen, coolers, office and employee bathrooms located in the finished lower level, to maximise occupancy space. The dining area features butcher block tables and comfortable leather banquettes.

**Purchase Price:** \$160,000 (Bus.), Inquire for real estate sale.

**Property Taxes:** \$1.25/SF (2021)

**Lease Rate:** \$27.75/SF MG

**Zone:** B3-2

**Size (Approx.):** 2,000 SF

**Licenses:** Incidental Liquor & Retail Food

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

Becca 312-575-0480 (Ext. 112)  
Lundstrom 773-329-5298 (Cell)  
beccalundstrom@kudangroup.com

Juan Carlos 312-575-0480 (Ext. 111)  
Gomez 773-543-2045 (Cell)  
juancarlos@kudangroup.com



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

## Demographics

Population	1-Mile	5-Mile
2022 Population	21,049	508,391
2027 Population	21,040	506,892
Annual Growth 2022-2027	0.0%	-0.3%

## Households

2022 Households	8,332	505,192
Annual Growth 2022-2027	-0.1%	-0.6%

## Income

Avg. Household Income	\$66,782	\$79,807
-----------------------	----------	----------

Source: Costar

## Nearby Businesses

Shwarma Inn	Pompette
Huaraches Mex. Restaurant	Le Bouchon
My Pi Pizza	El Rinconcito Sudamerica
Nick's Pit Stop	Studio 1945
Polonia Food and Liquor	Full Circle Pilates

## Location: Bucktown

Bucktown is a hive of activity that draw shoppers hunting for unique finds, foodies looking for the trendiest eats, and bar hoppers searching for late-night buzz. A good way to see the area is on The 606, a repurposed rail line that gives you an elevated view of four distinctive Chicago neighborhoods: Wicker Park, Bucktown, Humboldt Park, and Logan Square. You'll find walkers, joggers, bikers, public parks, art installations, overlooks, and more all along the 2.7-mile stretch.

—choosechicago.com

## Map

Near the coner of North Damen Ave., West Armitage Ave.

