

Andersonville

Turn-key restaurant and bar business with sizable patio and expansion opportunities for sale.

Boca Loca Cantina, 1477 W. Winnemac Ave., Chicago, IL



Business Description

This restaurant/bar is in the heart of a dining and entertainment corridor. It operates independently but shares common bathrooms with the adjacent business. A glass vestibule leads to a spacious bar and dining room. Bi-fold windows open out to the quaint neighborhood and a sizable patio. The neighboring tavern does not serve food, which presents an opportunity to service additional patrons. Several growth/expansion opportunities include the potential to expand onto the rooftop, utilizing the service window with another concept or late-night service, and catering events or ghost concepts with the lower level kitchen.

Purchase Price: \$180,000 (Bus.)	Property Taxes: \$0/SF (2022), 24% Over '21 Base
Lease Rate: \$42.23/SF MG (Blended)	OpEx: Pro-rata Share
Size (Approx.): 1,536 SF (Grd.), 970 SF (LL), 1,139 SF (Adtl. Option)	Licenses: Food & Incidental Liquor (C1-2 Zone)

For additional information or to schedule a showing, contact:

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No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.



1629 North Halsted Street, Floor 1
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Demographics

Population	1-Mile	5-Mile
2022 Population	81,542	924,173
2027 Population	82,181	925,101
Annual Growth 2022-2027	0.78%	0.10%

Households

2022 Households	40,325	505,192
Annual Growth 2022-2027	0.2%	-0.2%

Income

Avg. Household Income	\$69,816	\$79,807
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Source: Costar

Nearby Businesses

Meeting House Tavern	Dollop Diner
The Bongo Room	Nothing Bundt Cakes
Dispensary33	Bar Roma
The Wooden Spoon	16th St. Bar & Coffee Lounge
Chicago Magic Lounge	Hopleaf

Location: Andersonville

Welcome to a little bit of Sweden — the eccentric bit to be exact. What we locals love about Andersonville is its artisanal flair and one-of-a-kind charm. It's also home to one of Chicago's largest LGBTQ+ communities and is integral to the city's annual Pride celebrations. Along Clark Street's restaurant strip, you can take your pick from cozy diners, craft brew emporiums, tried-and-true holes in the wall, and some of the city's best comfort food spots. Between its historic architecture, dynamic bar scene, and bustling main street, Andersonville is a thriving example of a charming urban neighborhood.

— choosechicago.com

Map

Just off the Corner of North Clark St. and West Winnemac Ave.

