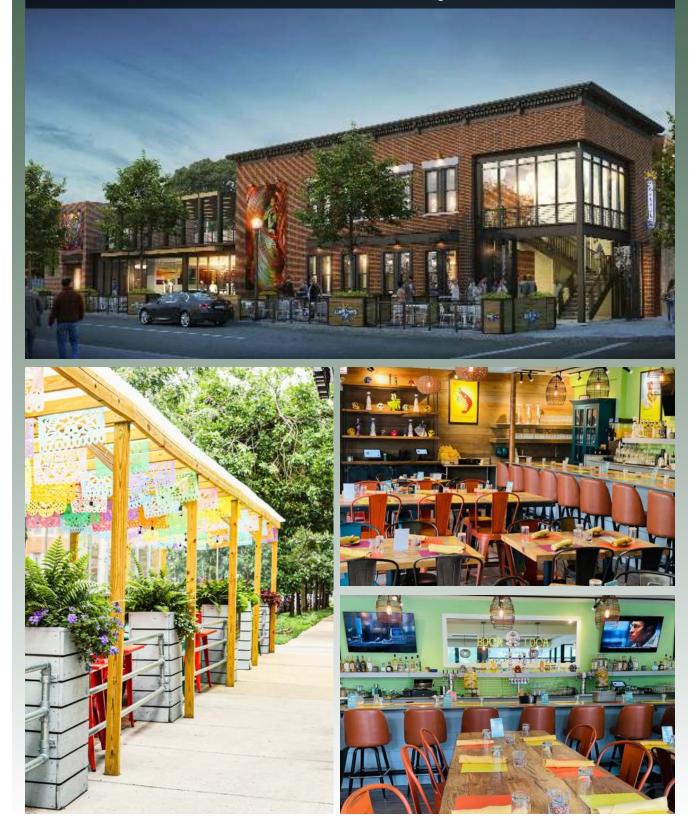
# Andersonville

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 additonal inf	ormation or to schedule a showing, contact:		
Becca Lundstrom	312-575-0480 (Ext. 112) 773-329-5298 (Cell) beccalundstrom@kudangroup.com	Juan Carlos Gomez	312-575-0480 Ext. 111 773-543-2045 (Cell) juancarlos@kudangroup.com



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

Demographics			
Population 2022 Population 2027 Population Annual Growth 2022-2027	<b>1-Mile</b> 81,542 82,181 0.78%	<b>5-Mile</b> 924,173 925,101 0.10%	
Households 2022 Households Annual Growth 2022-2027	40,325 0.2%	505,192 -0.2%	
Income Avg. Household Income	\$69,816	\$79,807	
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.

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



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