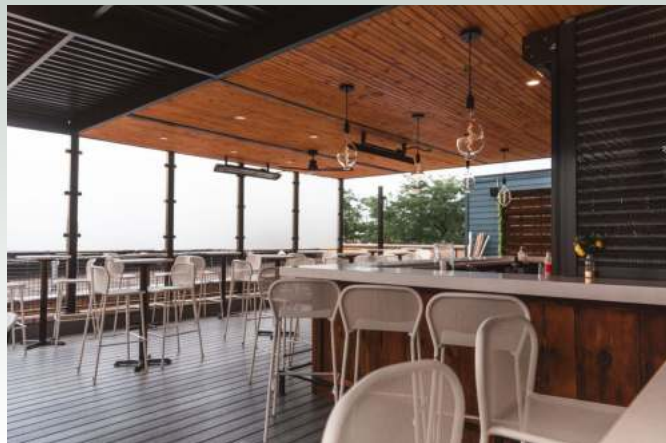


North Shore Suburb

Newer construction two story restaurant and bar with rooftop for sale.

711 Howard St., Evanston, IL



Business Description

Unique opportunity for an owner/operator or property investor. This redeveloped property has a recently executed sub-tenant operating out of a historically profitable restaurant, bar and entertainment venue. Purchaser has the option to continue the lease agreement with significant flat annual increases or terminate and recapture the space to operate their concept. The two-story features an overhead garage door that opens out to private dining and a rooftop with bar. Situated on the Evanston side of Howard St., bordering Chicago, which allows for a host of operations without Chicago licensing burdens.

Purchase Price: \$1,575,000 (Bus./Real Estate)	CAP: 8.96%
Size (Approx.): 4,457 SF (Bldg.), 4,986 SF (2-Lots), 4,457 SF (Bus.)	Zone: B-3
Property Taxes: \$41,816.29 (2023)	Lics./Permits: Retail Food and Liquor

For additional information or to schedule a showing, contact:

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1629 North Halsted Street, Floor 1
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Demographics

Population	1-Mile	5-Mile
2022 Population	62,758	615,809
2027 Population	60,954	596,198
Annual Growth 2022-2027	-2.87%	-3.18%

Households

2022 Households	26,935	259,446
Annual Growth 2022-2027	-3.2%	-3.4%

Income

Avg. Household Income	\$66,292	\$73,548
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Source: Costar

Nearby Businesses

Evanston	Vuelta
Seven Star	Ward Eight
Theo Ubique Cabaret Theatre	Peckish Pig
Tasty Sub	Taste of Jamaica Evanston
Popeyes Louisiana Kitchen	Mica's Mexican Restaurant

Location: Evanston

The community is on the shores of beautiful Lake Michigan and a short trip by car or transit from the City of Chicago. With a vision to create the most livable city in America, Evanston celebrates the diversity of the City's opportunities and residents. Explore the Northwestern University campus, downtown Evanston, unique commercial districts and neighborhoods, delicious and exciting culinary

—cityofevanston.org

Map

On Howard St. between North Seeley Ave. and Custer Ave.

