



1329 W CHICAGO AVENUE

1329 W CHICAGO AVE
CHICAGO, IL 60642

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$795,000
Business Size:	1,879 Square Feet Plus A Full Basement
Renovated:	2014
Zoning:	B1-2
Market:	Chicago
Submarket:	West Town

PROPERTY OVERVIEW

Rarely seen opportunity to purchase a second generation restaurant space in Chicago's West Town neighborhood. The subject property underwent a complete renovation in 2014 and includes all new interior finishes, upgraded mechanical systems, brand new commercial restaurant kitchen and finished basement. Subject property is a commercial condominium divided as a vertical subdivision therefore, no association fees are required and the condominium is not subject to the rules and regulations of the of the condominium association.

PROPERTY HIGHLIGHTS

- Complete renovation in 2014
- Fully Built Out Restaurant Facility
- Just west of Chicago's Michigan Avenue retail corridor
- Excellent co-tenancy
- Well recognized retail/restaurant street
- Operates like a free standing building

Property Details

SALE PRICE

\$795,000

LOCATION INFORMATION

Building Name	1329 W Chicago Avenue
Street Address	1329 W Chicago Ave
City, State, Zip	Chicago, IL 60642
County/Township	Cook
Market	Chicago
Submarket	West Town
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	1,879 SF
Tenancy	Single
Number Of Floors	2
Average Floor Size	1,879 SF
Last Renovated	2014
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Commercial
Property Subtype	Restaurant
Zoning	B1-2
Lot Size	0 SF
APN#	17-08-104-038-0000
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

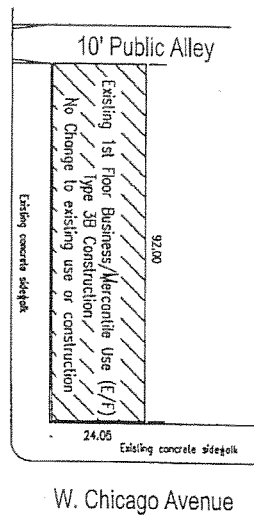
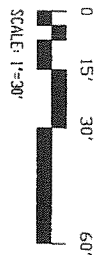
Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

Occupancy Calculation

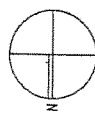
Exit Capacity Calculations

Site Key Plan

N. Throop Street

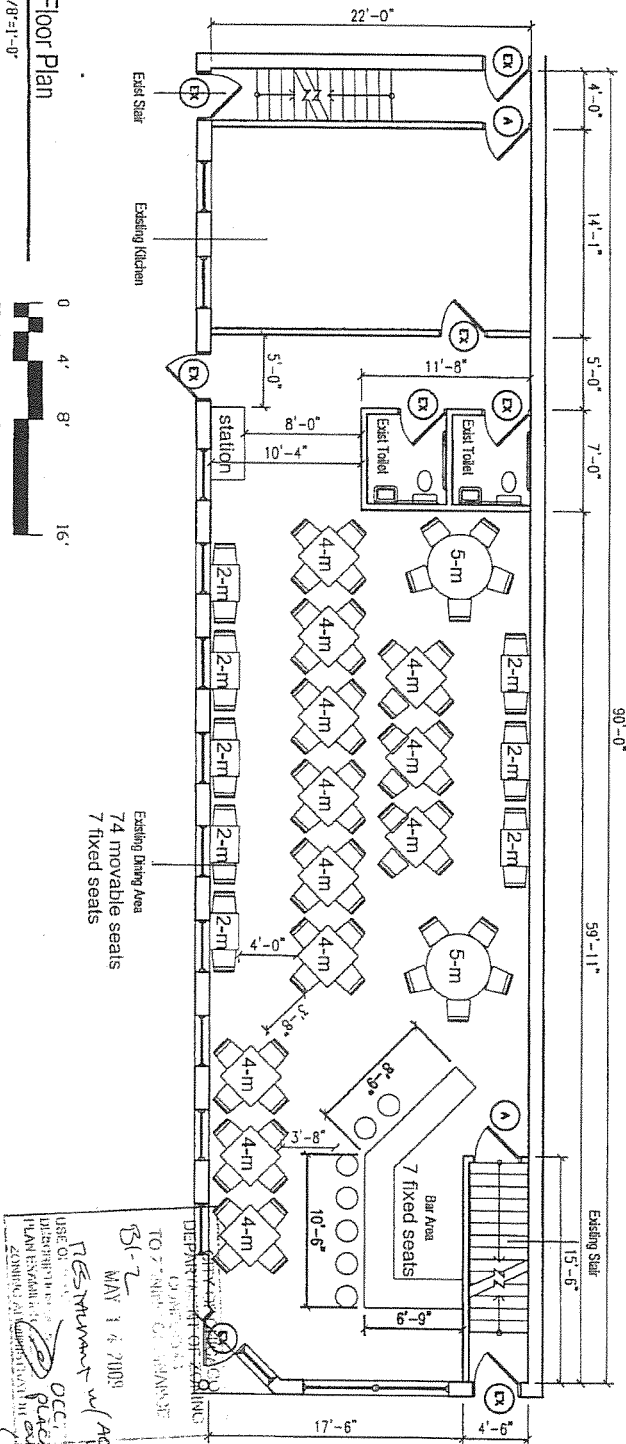
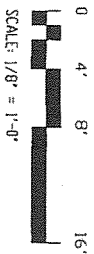


5633 North Tabor Avenue
Chicago, Illinois 60649
773.208.0066
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Interior Alterations - Existing Restaurant

Floor Plan
1/8"=1'-0"



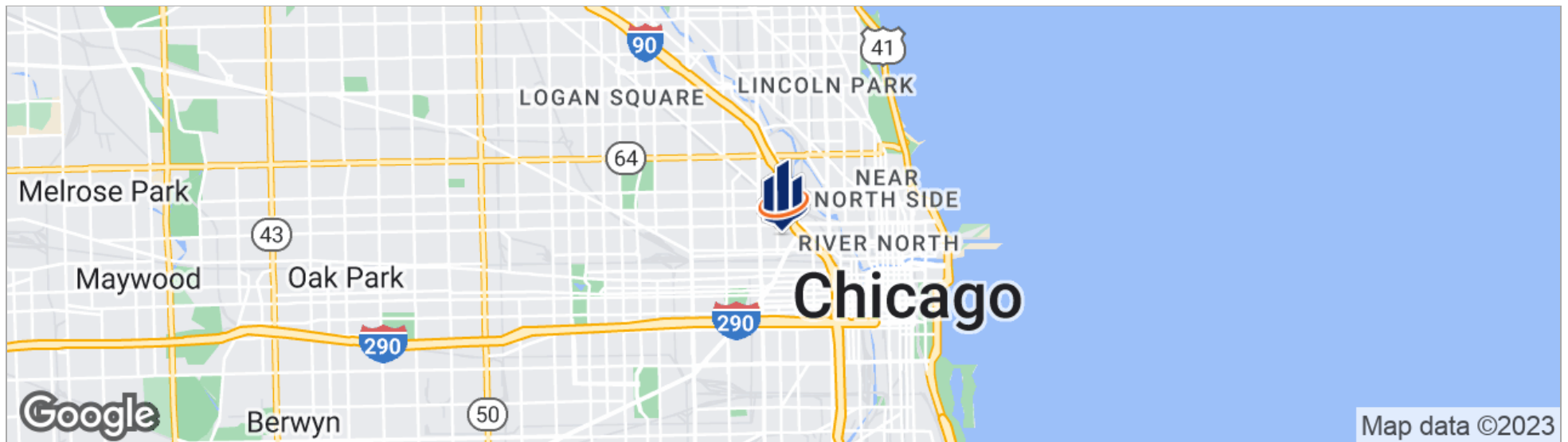
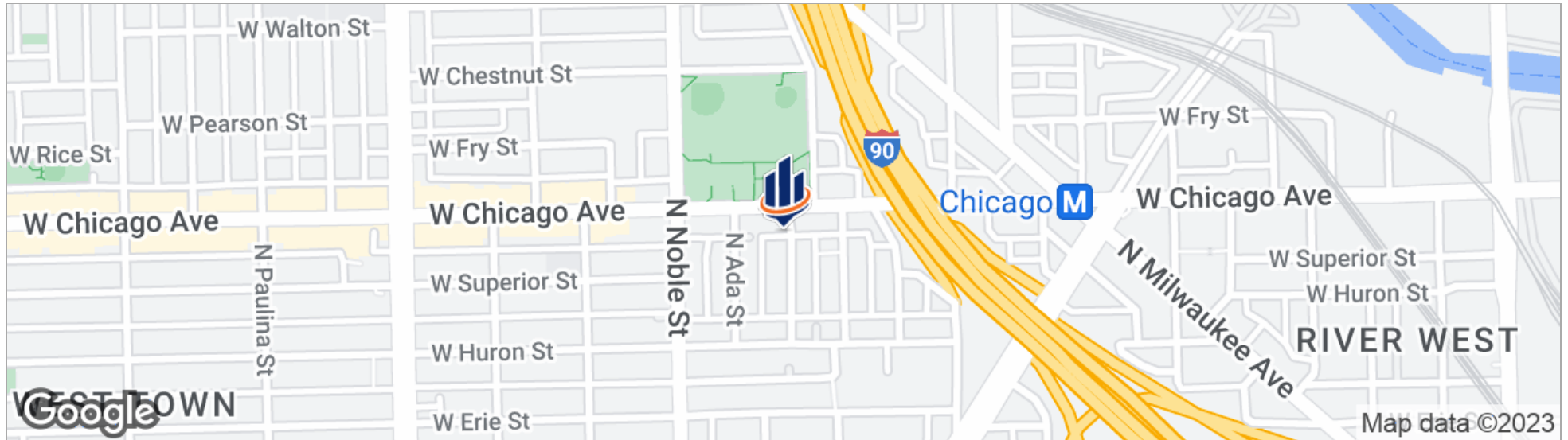
DEPARTMENT OF JUSTICE
TO : SAC, CHICAGO
FROM : SAC, NEW YORK
SUBJECT: [REDACTED]
DATE: MAY 14, 1968
RE: MEMORANDUM OF ACCUSATION
FILED IN CHICAGO
[Signature]

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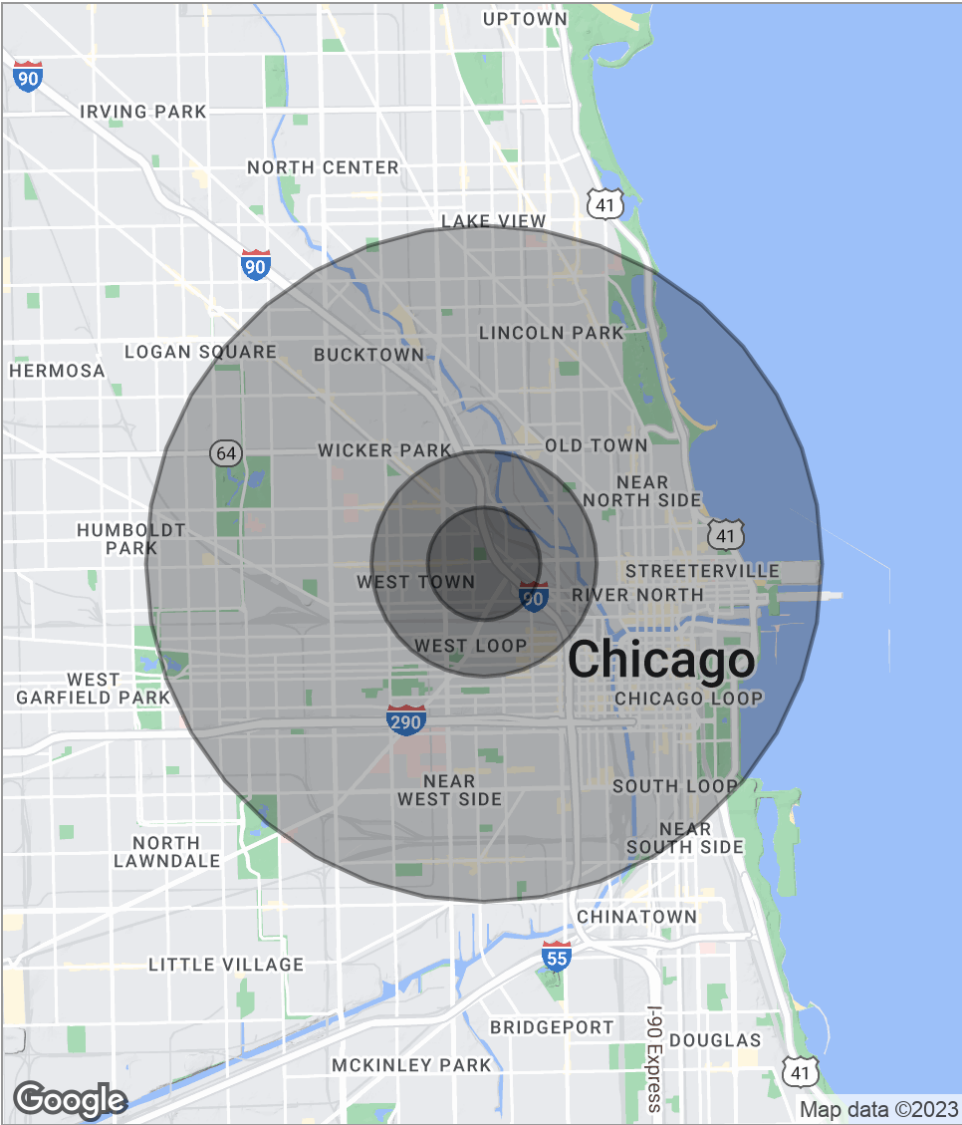
Additional Photos



Location Maps



Demographics Map



POPULATION	0.5 MILES	1 MILE	3 MILES
Total population	12,225	40,641	459,434
Median age	32.3	31.8	32.5
Median age (male)	31.5	31.6	32.7
Median age (Female)	33.6	32.2	32.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total households	6,066	19,484	225,785
# of persons per HH	2.0	2.1	2.0
Average HH income	\$78,460	\$93,882	\$108,499
Average house value	\$414,650	\$433,989	\$539,277

* Demographic data derived from 2020 ACS - US Census