



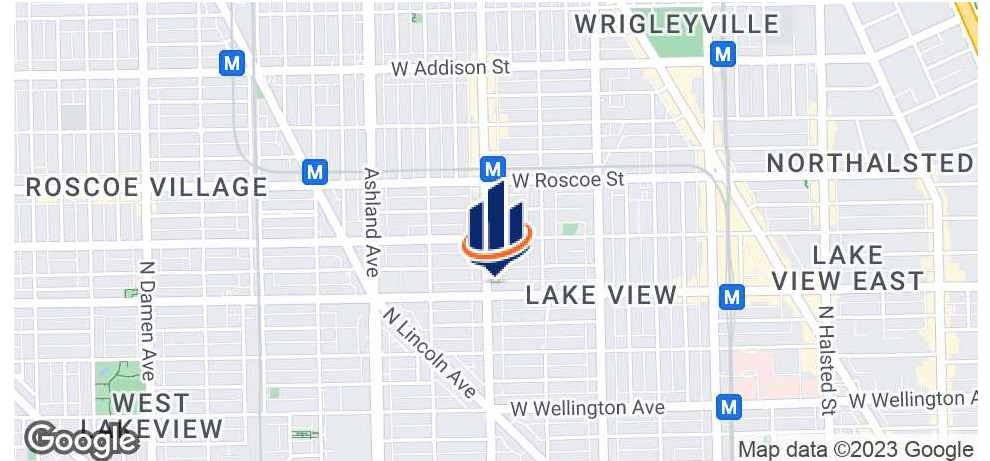
LAKEVIEW RESTAURANT/COMMERCIAL CONDO FOR SALE

1358 W. BELMONT AVE.
CHICAGO, IL 60657

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Property Summary



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	2,570 SF
Zoning:	B3-2
Market:	Chicago
Submarket:	Lakeview
Price / SF:	\$223.74

PROPERTY OVERVIEW

Newly built out restaurant/commercial condo for sale in the hot Southport Corridor neighborhood. Existing business licenses able to be transferred including Incidental Liquor, Retail Food and PPA. Large/open floor plan plus a basement with a walk in cooler, office and room for storage offers this as an opportunity to any restaurant and bar, bakery or potentially any retail re-concept. Located on the ground floor of an upscale condo building with 6 units.

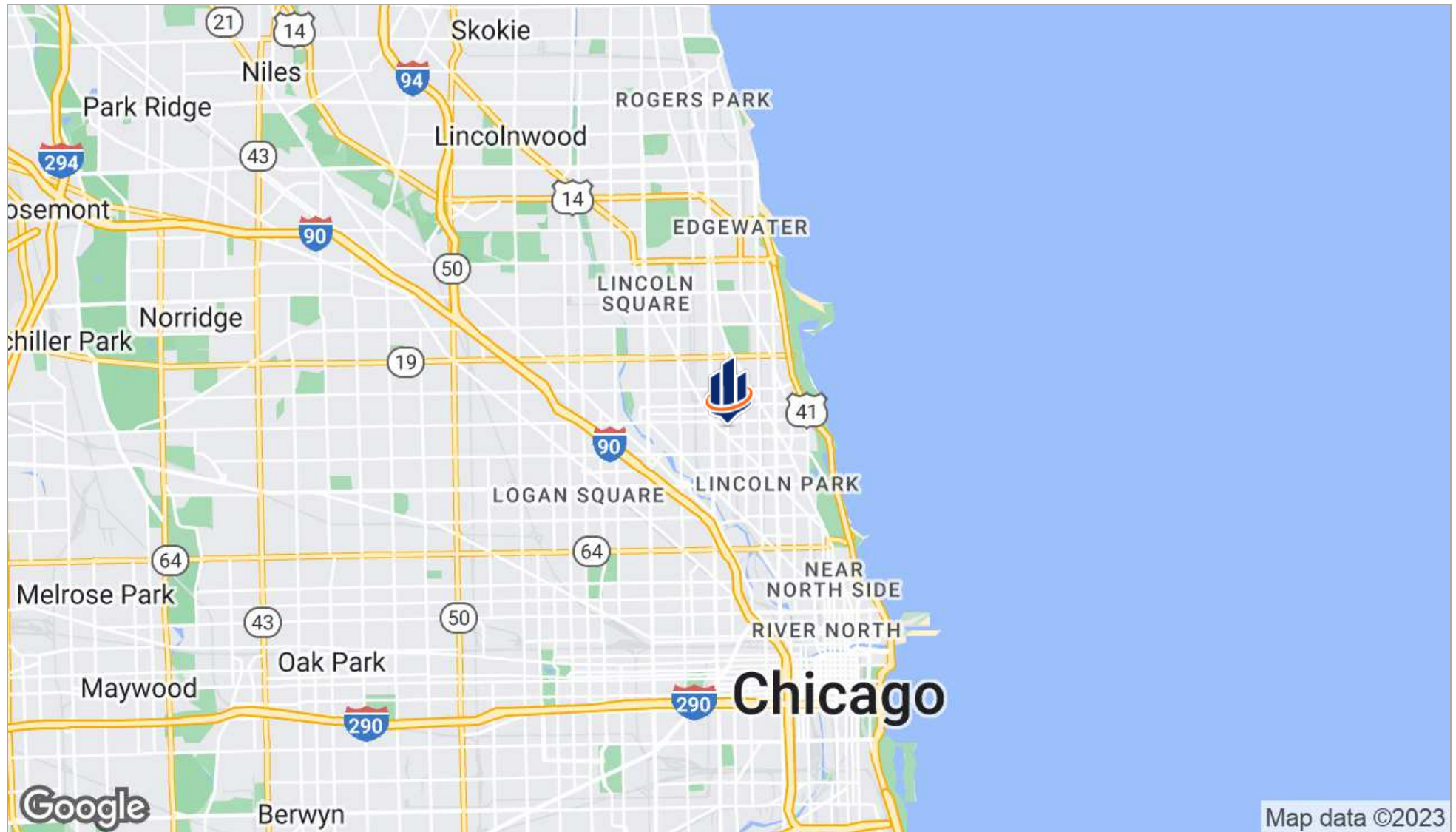
PROPERTY HIGHLIGHTS

- Popular/heavily traveled neighborhood with a strong residential population along with a bustling nightlife
- Complete, newly built out restaurant/commercial condo
- Existing business licenses able to be transferred
- Open floor plan makes for an easy re-concept
- Taxes in 2017- \$22,676
- Zero condo fees

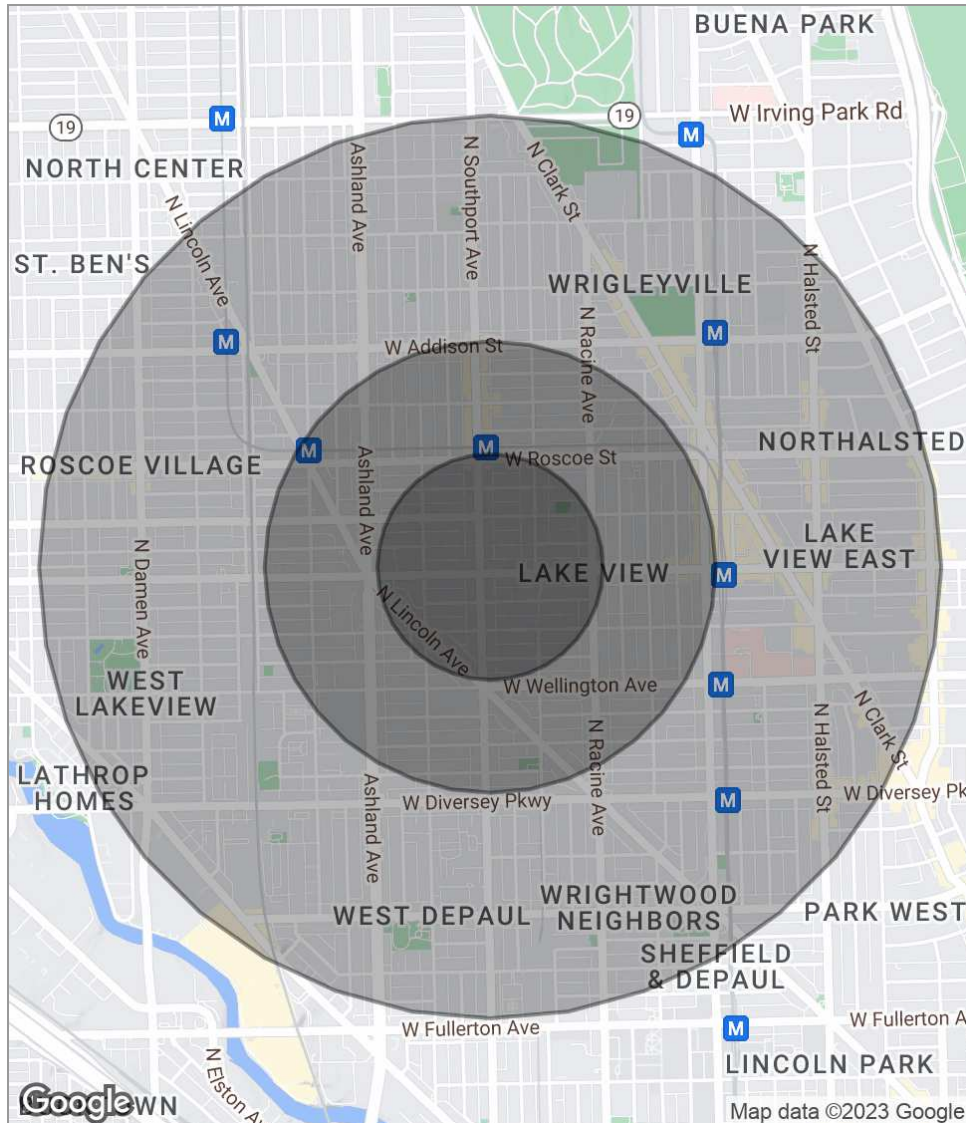
Additional Photos



Location Maps

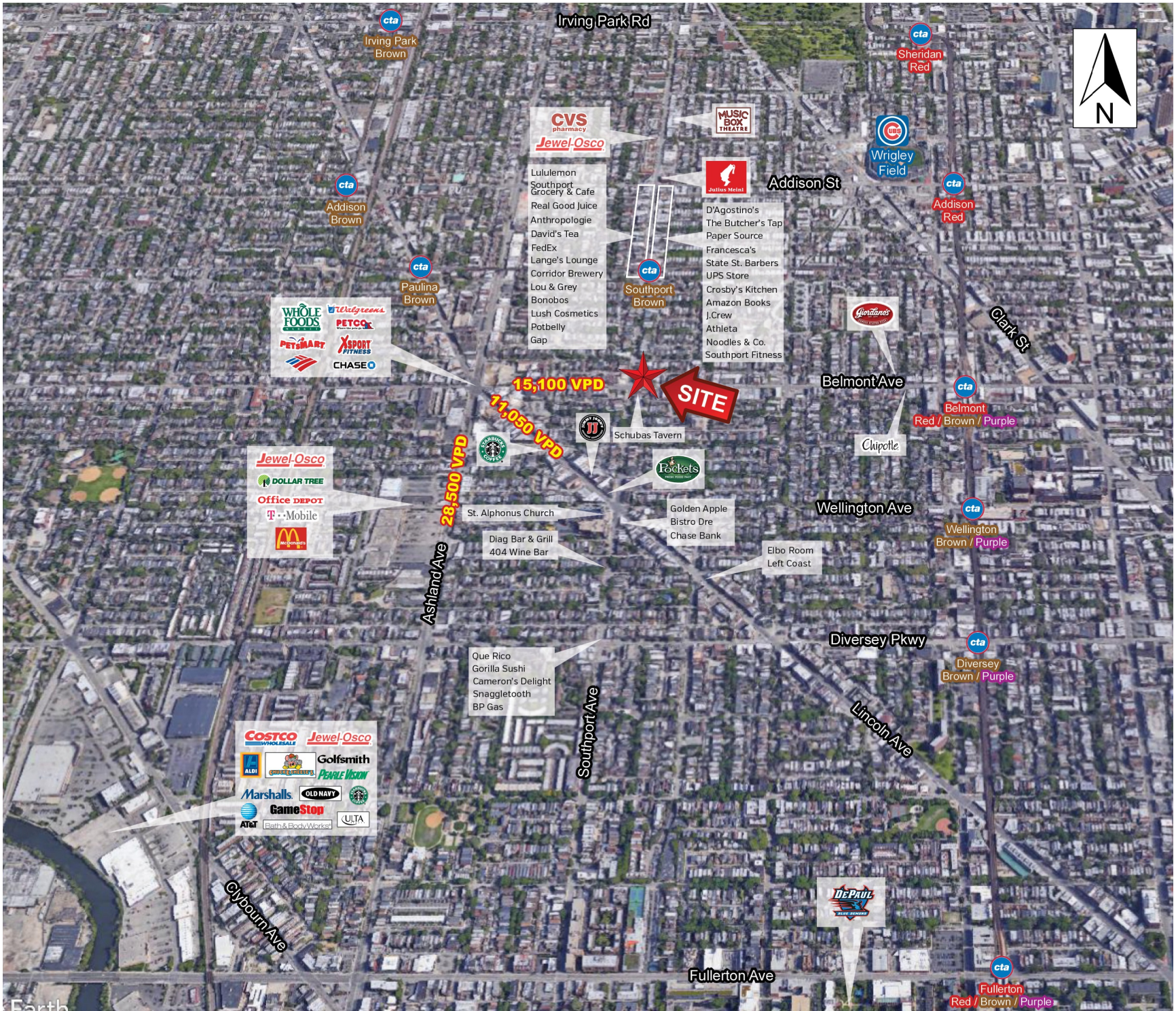


Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	5,166	20,789	80,163
Median age	29.9	29.8	30.2
Median age [Male]	30.0	30.1	30.8
Median age [Female]	29.7	29.2	29.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,295	9,393	36,462
# of persons per HH	2.3	2.2	2.2
Average HH income	\$146,413	\$138,685	\$135,760
Average house value	\$630,421	\$629,219	\$663,377

** Demographic data derived from 2020 ACS - US Census*





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