

FOR SALE

# 1610 W NORTH AVE

TAVERN ON NORTH

Chicago, IL 60622

PRESENTED BY:

MARCUS SULLIVAN

O: 312.756.7357

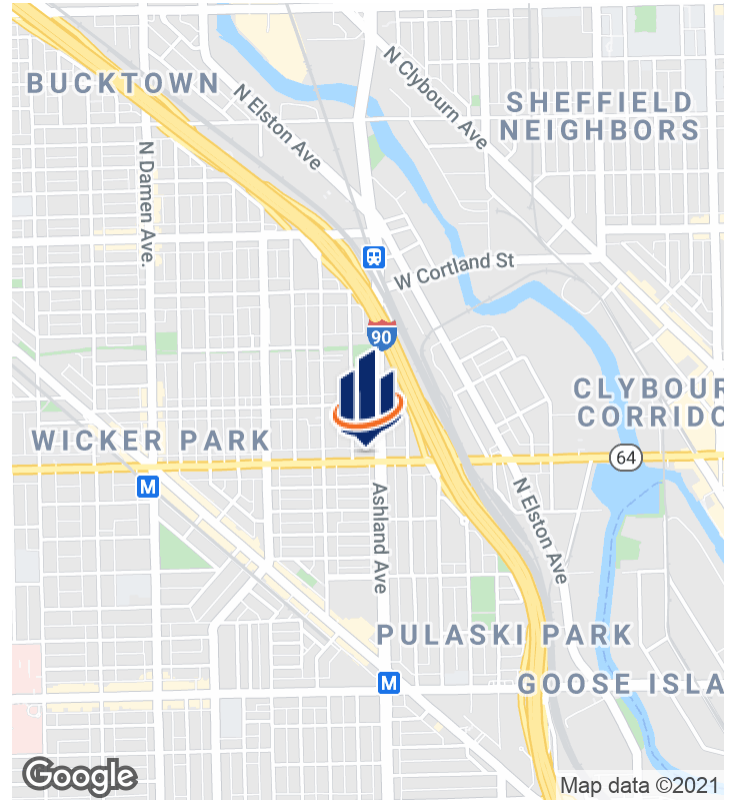
msullivan@svn.com

MARCUS COOK

O: 312.676.1863

marcus.cook@svn.com





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$795,000
<b>BUILDING SIZE:</b>	3,400 SF
<b>LOT SIZE:</b>	3,712 SF
<b>PRICE / SF:</b>	\$233.82
<b>ZONING:</b>	C1-2
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Wicker Park
<b>APN:</b>	14314310070000

## PROPERTY OVERVIEW

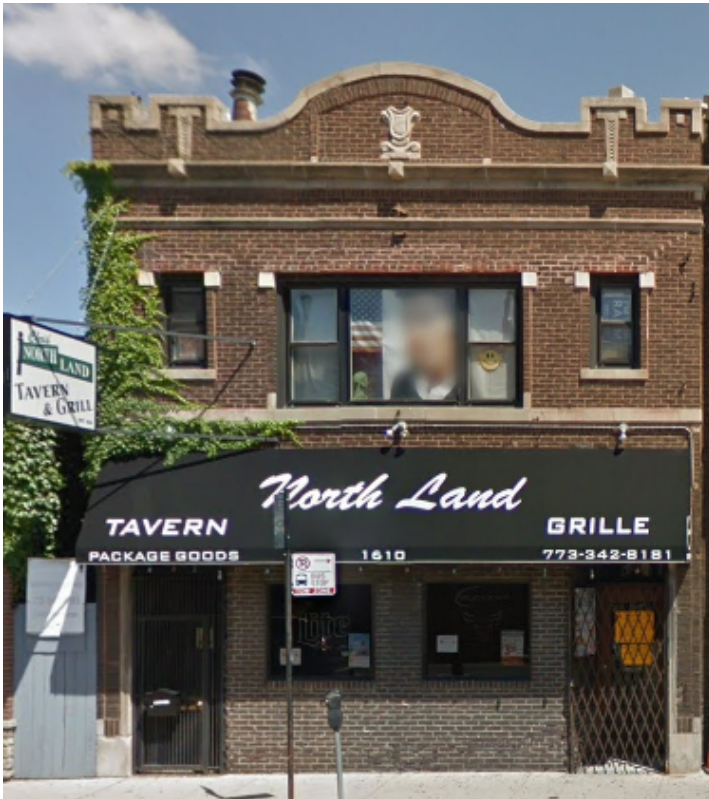
Well-known established tavern business together with a two-story mixed-use building.

## PROPERTY HIGHLIGHTS

- Well Establish and Recently Renovated Tavern
- Long History of Profitability
- Transferable Tavern and Retail Food Licenses
- Mixed-Use Building With Occupied Residential Unit
- Located In An Established Northside Neighborhood

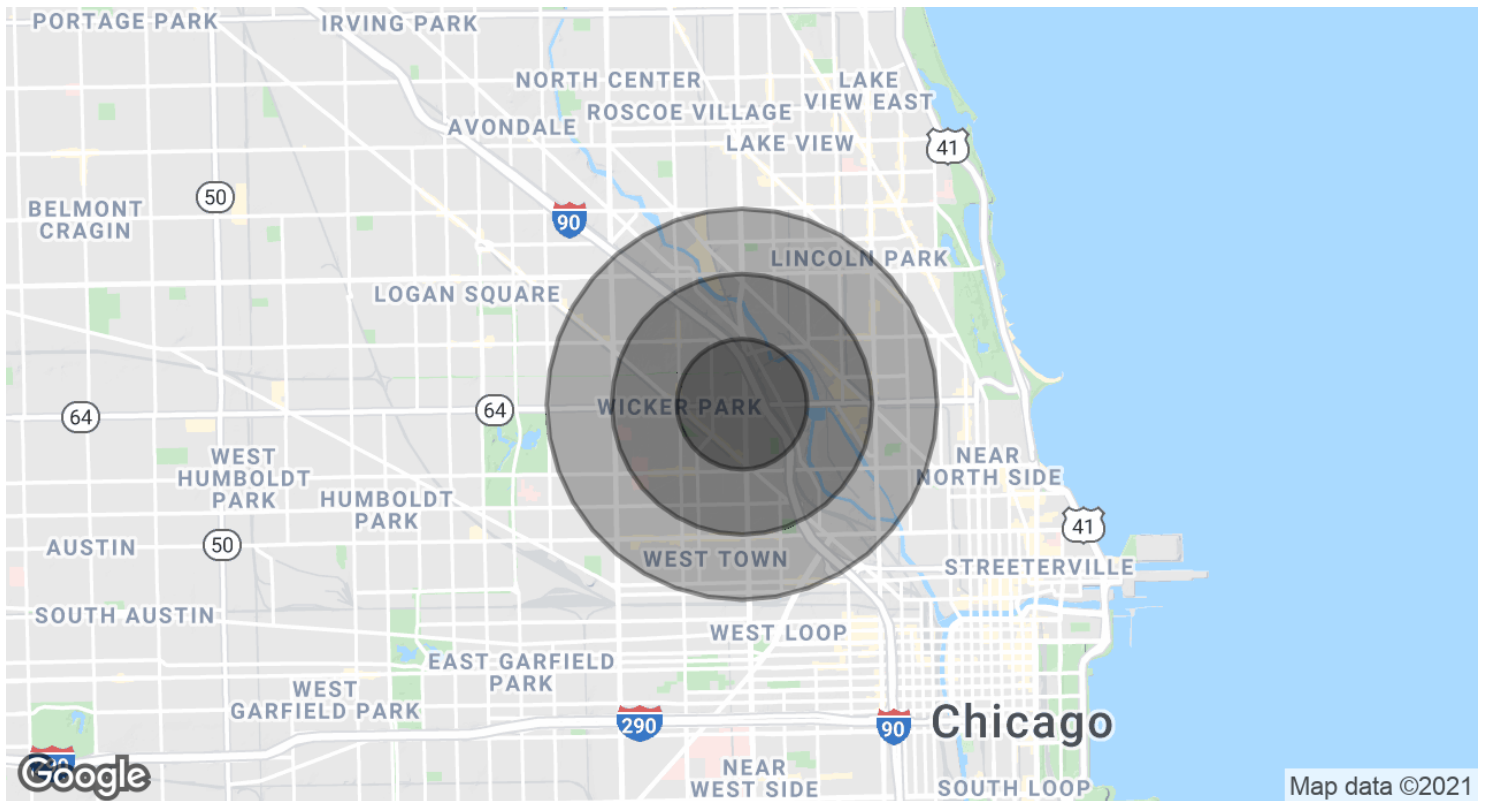
**MARCUS SULLIVAN**  
 O: 312.756.7357  
 msullivan@svn.com

**MARCUS COOK**  
 O: 312.676.1863  
 marcus.cook@svn.com



MARCUS SULLIVAN  
O: 312.756.7357  
msullivan@svn.com

MARCUS COOK  
O: 312.676.1863  
marcus.cook@svn.com



Map data ©2021

**POPULATION**

**0.5 MILES**

**1 MILE**

**1.5 MILES**

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,429	54,944	124,329
AVERAGE AGE	31.1	31.1	30.6
AVERAGE AGE (MALE)	31.8	31.4	31.1
AVERAGE AGE (FEMALE)	30.2	30.9	30.4

**HOUSEHOLDS & INCOME**

**0.5 MILES**

**1 MILE**

**1.5 MILES**

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,734	25,517	55,550
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$105,081	\$109,205	\$114,587
AVERAGE HOUSE VALUE	\$686,645	\$649,747	\$607,664

\* Demographic data derived from 2010 US Census

MARCUS SULLIVAN  
 O: 312.756.7357  
 msullivan@svn.com

MARCUS COOK  
 O: 312.676.1863  
 marcus.cook@svn.com

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**MARCUS SULLIVAN**

O: 312.756.7357

msullivan@svn.com

**MARCUS COOK**

O: 312.676.1863

marcus.cook@svn.com