



# ICONIC WEST TOWN BAR/RESTAURANT FOR SALE

1424 W CHICAGO AVE  
CHICAGO, IL 60642

**Marcus Sullivan**  
Assistant Vice President  
O: 312.756.7357  
[msullivan@svn.com](mailto:msullivan@svn.com)

# Five Star Business Summary



## OFFERING SUMMARY

Sale Price:	\$150,000
Business Size:	3,700 Square Feet
Licences:	Incidental Liquor Retail Food Sidewalk Cafe
Zoning:	B3-2
Market:	Chicago
Submarket:	West Town

## PROPERTY OVERVIEW

Well known West Town bar and restaurant concept for sale. The offering includes all of the in place FF&E in addition to the existing corporately held licences. The space benefits from a large interior occupancy and can easily be modified into any number of different bar and restaurant concepts. This well laid out space includes a full sit down bar, semi private space and a impeccably maintained and fully equipped kitchen. With modest changes this location could easily be adjusted into a number of different hospitality concepts at a fraction of the cost of a new build. Favorable and long term existing lease.

## PROPERTY HIGHLIGHTS

- Open Spacious Floor Plan
- Large Interior Occupancy
- Additional Outdoor Seating
- Versatile Space Well Maintained Facility
- Corporately Held Licences
- Additional Lower Level Storage For Refrigeration and Storage

# Five Star Data Summary

## Business Sale Price \$225,000

Property Summary	
Property Name	Five Star Bar
Property Address	1424 West Chicago Avenue
City, State, Zip	Chicago, IL 60642
Base Rental Rate (Monthly)	\$10,500
Additional Rents (Monthly)	\$2,800 [Property Taxes And Insurance]
Business Size	Approximately 3,700 Square Feet
Basement Size	Approximately 1,200 Square Feet
Land Size	Approximately 3,750 Square Feet

Business Licenses	
License Type	Expiration Date
Incidental Liquor Chicago	November 15, 2020
Retail Food Chicago	November 15, 2020
Sidewalk Café	Annual Renewal
State Liquor License	April 30, 2021
License Transfer	Pro-Rated Close to Expiration

Zoning/Political	
Zoning	B3-2
Ward	1st /Daniel La Spata
Parking	Street Parking

Ownership Summary	
Legal Entity - Business	1424 Restaurant LLC

Tax, Code and Use Summary	
2018 Real Estate Taxes Payable 2019	\$43,820
Township	Lakeview
Assessment Classification	5-92 Two-or-three-story commercial building
Zoning & Use Restrictions	No known liquor license moratoriums or restrictions

## Investment Summary

SVN Chicago Commercial is pleased to present the exclusive listing for this iconic West Town bar and restaurant business commonly known as Five Star Bar. The business is located at 1424 West Chicago Avenue, Chicago, Illinois 60642. The business consists of approximately 3,700 square feet of ground floor space with a total interior occupancy of 156 plus additional outdoor seating on Chicago Avenue. The business also has the exclusive use of a 1,200 square foot basement for office, storage and refrigeration. The business holds transferrable licences which include, incidental liquor and retail food licences. The open and spacious floor plan would lend itself to a number of different layouts and would be very easy space to adjust into a variety of unique reataurant or bar concpets. Perfect location and concpet for a hands on owner/operator

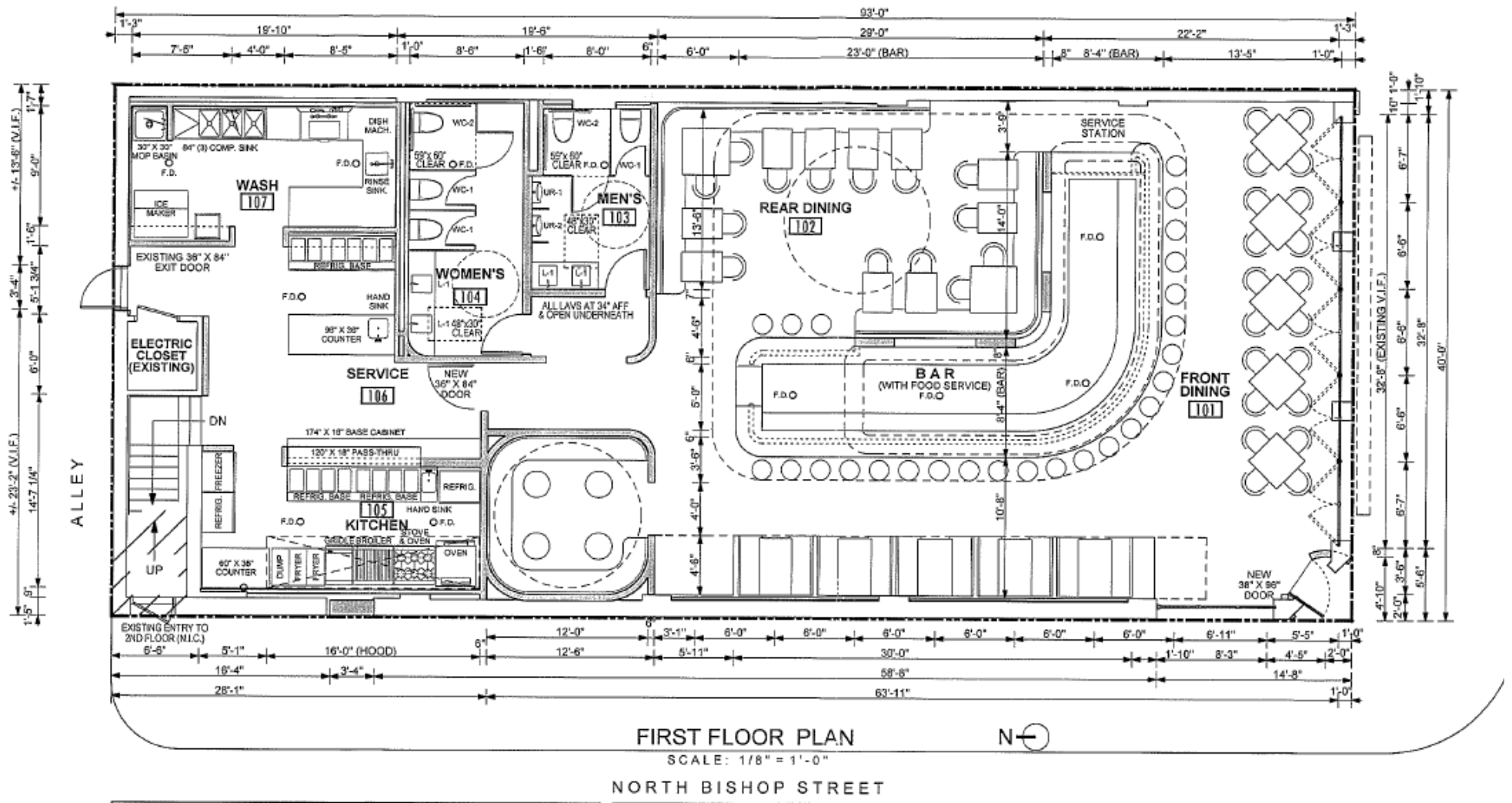
Business assets being conveyed include all unencumbered furniture, fixtures, and equipment and licenses (pro-rated to the date of closing). All personal property is being sold as-is, where-is.

SVN makes no representations to the accuracy of the information contained herein.

# Interior Photos



# Interior Floor Plan



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