

BUSINESS FOR SALE

1232 W. Belmont Ave,
Chicago, IL 60657

CRER



Tuyen Nguyen, CCIM

Director

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The logo for CRER (Chicago Real Estate Resources) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line. The entire logo is set against a solid orange square background.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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PROPERTY OVERVIEW

PROPERTY ADDRESS:

1232 W Belmont Avenue Chicago, Illinois 60657

PRICE:

\$149,000

PRICE / SQ. FT:

\$82.78

BUSINESS USE:

Restaurant

BUILDING SQ. FT:

3,922

PARKING SPACES:

4

PRICE INCLUDES:

Business, License/Permit, Equipment, Trade Fixtures, Trade Mark/s, Inventory, Customer List, Lease Hold Interest, Phone Number, Business Name, Key Money/Good

BUSINESS PAYS:

CAM, Electric/Heat, Real Property Taxes, Repairs & Maintenance, Scavenger, Water/Sewer, Trash Collection

PROPERTY DESCRIPTION

Look no further than this fantastic restaurant for sale in the highly desirable Lakeview neighborhood!

Located in one of the city's most vibrant and bustling neighborhoods, this restaurant is ideally situated to capitalize on the area's thriving dining scene. With indoor seating for 64 and an additional 50 outdoor patio seating for special events.

The business is for sale only with all FF&E & inventory included. The liquor license was recently renewed & can serve liquor until 2 AM on Friday & Saturday. Well maintained and turn-key for the next operator. This was formerly a pizza restaurant and the original brick oven can still be used. Lots of potential for an experienced and dedicated operator. Located directly across from Wit Theatre with a high volume of patrons coming after the shows.



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PROPERTY PHOTOS



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EMPLOYMENT OVERVIEW - 5 MINUTE RADIUS

KEY FACTS

5,330
Total Population

2,552
Housing Units

30,168.0
Population Density

2.19
Average Household Size

40.1
Diversity Index

2010-2020 ANNUAL GROWTH RATE



0.82%
Population



9.60%
Group Quarters



0.11%
Households

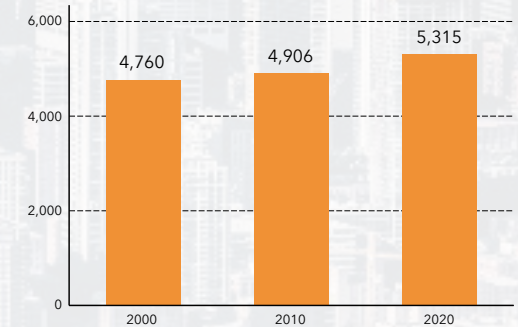
Average Household Size

for this area

2.20 which is less than the average for United States

Area	Value ▼	0.00	4.00
United States	2.55		
Illinois	2.50		
Cook County	2.48		
This area	2.20		

HOUSEHOLD POPULATION



Interesting Key Facts

5.35%

2021 HHs w/1+
Persons w/Disability
(ACS 5-Yr): Percent

Which is less than 95% of
all ZIP Codes

\$157,446

2022 Median
Household Income

Which is more than 95%
of all ZIP Codes

\$101,852

2022 Per Capita
Income

Which is more than 95%
of all ZIP Codes

Tapestry Segments



3A

Laptops and Lattes

1,850 households

76.4%

of Households



3B

Metro Renters

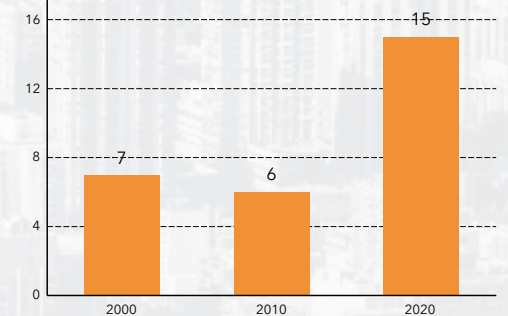
570 households

23.6%

of Households



GROUP QUARTERS



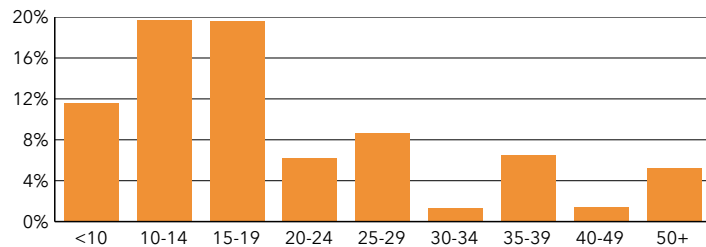
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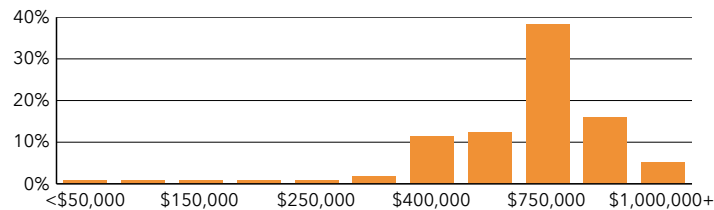
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COMMUNITY OVERVIEW - 5 MINUTE RADIUS

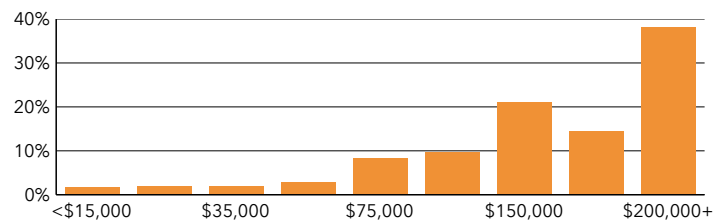
Mortgage as Percent of Salary



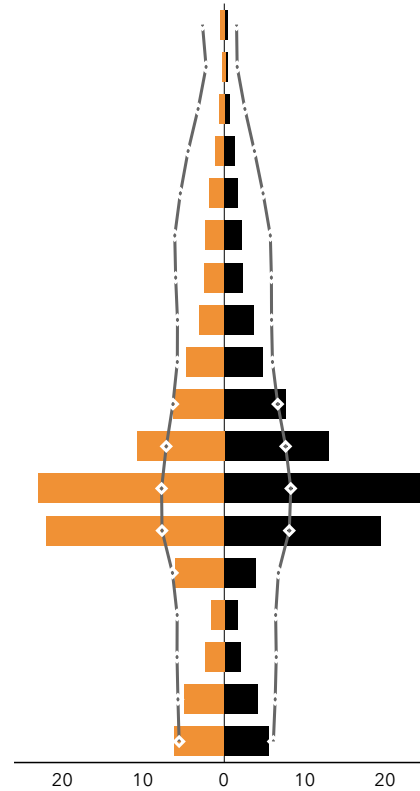
Home Value



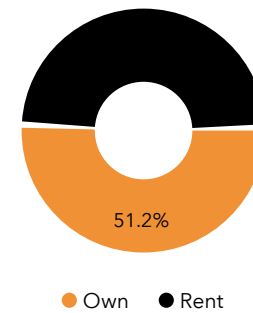
Household Income



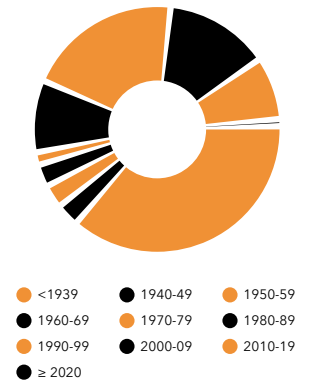
Age Profile: 5 Year Increments



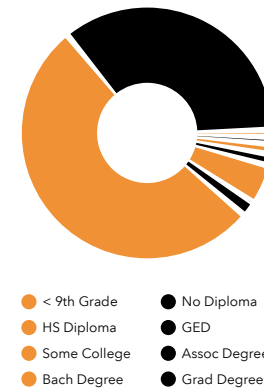
Home Ownership



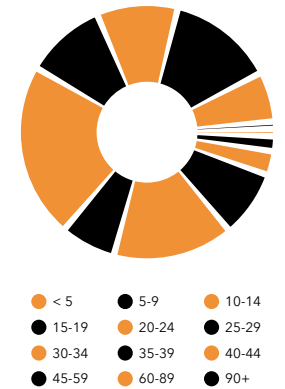
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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AREA BUSINESS OVERVIEW

Data for all businesses in area				5 minutes		10 minutes		15 minutes				
Total Businesses:				147		816		1,684				
Total Employees:				959		7,862		18,553				
Total Residential Population:				5,341		19,688		39,197				
Employee/Residential Population Ratio (per 100 Residents)				18		40		47				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	0	0.0%	0	0.0%	4	0.5%	24	0.3%	10	0.6%	72	0.4%
Construction	6	4.1%	26	2.7%	24	2.9%	128	1.6%	43	2.6%	220	1.2%
Manufacturing	3	2.0%	40	4.2%	8	1.0%	107	1.4%	17	1.0%	210	1.1%
Transportation	2	1.4%	15	1.6%	8	1.0%	80	1.0%	13	0.8%	116	0.6%
Communication	1	0.7%	8	0.8%	5	0.6%	24	0.3%	8	0.5%	34	0.2%
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wholesale Trade	2	1.4%	16	1.7%	8	1.0%	105	1.3%	15	0.9%	147	0.8%
Retail Trade Summary	25	17.0%	257	26.8%	199	24.4%	2,307	29.3%	453	26.9%	5,314	28.6%
Home Improvement	1	0.7%	3	0.3%	4	0.5%	26	0.3%	8	0.5%	49	0.3%
General Merchandise Stores	0	0.0%	0	0.0%	4	0.5%	180	2.3%	8	0.5%	382	2.1%
Food Stores	4	2.7%	66	6.9%	11	1.3%	231	2.9%	33	2.0%	620	3.3%
Auto Dealers, Gas Stations, Auto Aftermarket	2	1.4%	11	1.1%	4	0.5%	22	0.3%	7	0.4%	44	0.2%
Apparel & Accessory Stores	2	1.4%	13	1.4%	24	2.9%	224	2.8%	46	2.7%	478	2.6%
Furniture & Home Furnishings	2	1.4%	9	0.9%	16	2.0%	162	2.1%	27	1.6%	223	1.2%
Eating & Drinking Places	10	6.8%	134	14.0%	88	10.8%	1,125	14.3%	224	13.3%	2,766	14.9%
Miscellaneous Retail	4	2.7%	21	2.2%	48	5.9%	337	4.3%	101	6.0%	752	4.1%
Finance, Insurance, Real Estate Summary	17	11.6%	79	8.2%	100	12.3%	740	9.4%	185	11.0%	1,251	6.7%
Banks, Savings & Lending Institutions	3	2.0%	14	1.5%	11	1.3%	193	2.5%	26	1.5%	325	1.8%
Securities Brokers	1	0.7%	9	0.9%	13	1.6%	90	1.1%	21	1.2%	137	0.7%
Insurance Carriers & Agents	1	0.7%	5	0.5%	11	1.3%	96	1.2%	17	1.0%	123	0.7%
Real Estate, Holding, Other Investment Offices	12	8.2%	51	5.3%	65	8.0%	361	4.6%	121	7.2%	667	3.6%
Services Summary	73	49.7%	492	51.3%	371	45.5%	4,268	54.3%	771	45.8%	11,008	59.3%
Hotels & Lodging	0	0.0%	0	0.0%	3	0.4%	19	0.2%	9	0.5%	195	1.1%
Automotive Services	0	0.0%	1	0.1%	4	0.5%	15	0.2%	14	0.8%	59	0.3%
Motion Pictures & Amusements	10	6.8%	68	7.1%	44	5.4%	330	4.2%	87	5.2%	1,034	5.6%
Health Services	19	12.9%	186	19.4%	107	13.1%	2,590	32.9%	236	14.0%	6,856	37.0%
Legal Services	2	1.4%	6	0.6%	8	1.0%	26	0.3%	20	1.2%	99	0.5%
Education Institutions & Libraries	2	1.4%	52	5.4%	9	1.1%	164	2.1%	22	1.3%	393	2.1%
Other Services	40	27.2%	180	18.8%	197	24.1%	1,124	14.3%	384	22.8%	2,371	12.8%
Government	0	0.0%	0	0.0%	2	0.2%	18	0.2%	5	0.3%	40	0.2%
Unclassified Establishments	19	12.9%	25	2.6%	86	10.5%	61	0.8%	165	9.8%	141	0.8%
Totals	147	100.0%	959	100.0%	816	100.0%	7,862	100.0%	1,684	100.0%	18,553	100.0%

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ABOUT TUYEN NGUYEN



Tuyen Nguyen

Director

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Tuyen Nguyen is a highly experienced commercial real estate broker with over 20 years of industry expertise. Throughout her career, Tuyen has established a reputation for providing exceptional service and creative solutions to her client's real estate needs. She specializes in the sales and leasing of retail, office, industrial, and multifamily properties, as well as consulting start-up businesses. Tuyen is also an expert in the sales and leasing of businesses in sectors such as nail salons, restaurants, franchised tea/coffee shops, and daycare centers. With a strong entrepreneurial mindset and a deep understanding of the challenges and opportunities involved in owning and operating her own businesses, Tuyen is a trusted advisor who takes a service-oriented approach to help her clients achieve their real estate goals.

Tuyen is a trusted advisor who believes every client can achieve their real estate goals with the right support and resources. With a B.S. in Computer Information Technology, she leverages her analytical and technical skills to develop marketing strategies and manage portfolios. As a North Side Chicago native and fluent Vietnamese speaker, Tuyen possesses diverse knowledge of the local real estate market and is extensively involved with the Asian-American community. She served as President of the Asian Real Estate Association of America from 2019-2020 and has also served on several boards including AREAA's National Commercial Board, CAR Global Council, and CAR Commercial Forum. Tuyen was also named a top producer by the Chicago Association of Realtors' 2022 CommercialForum.

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ABOUT CRER

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio.

Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services. CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.



Learn more about CRER by visit out website



See our listing inventory

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COMPANY ACHIEVEMENTS

96% SATISFACTION RATE AMONG OUR CLIENTS
16 YEARS - AVERAGE CRER BROKER EXPERIENCE
30% OF CRER BROKERS ARE CCIM DESIGNEES
\$2.5 BILLION SOLD BY CRER BROKERS
75% OF CRER LISTINGS SELL WITHIN 90 DAYS
19 YEARS OF CONTINUOUS COMPANY GROWTH

COMPANY MISSION STATMENT

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

PROFESSIONAL ASSOCIATIONS



CoStar™



LoopNet™



Rogers Park Builders Group



Commercial Forum

CRER SERVICES

Our award-winning team of Commercial Real Estate Brokers is proficient with most commercial transactions. Our areas of expertise include but are not limited to:

Multi-Family
Retail
Office
Land
Industrial
Retail and Office Leasing
Tenant representation
Hospitality

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