

**FOR SALE OR LEASE
FULLY FIXTURED TWO-FLOOR RESTAURANT
LITTLE ITALY/UNIVERSITY VILLAGE**



Building Size: 3,531 SF Gross
2,540 SF 1st Floor
991 SF 2nd Floor

Sale Price: \$1,325,000
Lease Rate: \$35 PSF Modified Gross
Zoning: B3-2

Land Size: 3,317 SF Gross

Taxes ('20) \$27,597.44

Fully fixtured, two-floor, ADA-compliant restaurant with 18' Hood, fridge and freezer walk-ins. Includes basement and private party room. Great location in the center of Taylor Street, surrounded by restaurants, retail shops and steps to UIC. All Furniture, Fixtures & Equipment included.

PIN#: 17-17-325-014-0000



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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

Map



Neighboring Businesses—Taylor Street

Harold's Shrimp & Chicken
Stax Café
Flava Clothing Store
Yummy Thai
Kimura Sushi & Ramen
L'OURS Bakery
Chiarugi Hardware
Adda Indian Cuisine
Vibes N Skin
Starbucks
Conte Di Savoia

Taylor Street Tap
Pompei Restaurant
Siri Indian
Hawkeye's Bar
Vintage Bar
Potbelly Sandwich Shop
The Rosebud
7-Eleven
De Pasada
Kabobchi
Golden Thai

Patio Restaurant
Rickette's
Chilango Mexican Street Food
Living Water Tea House
Couscous
County Barbeque
Peanut Park Trattoria
Scafuri Bakery
Little Italy Chicago Public Library



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Photos



2nd Level



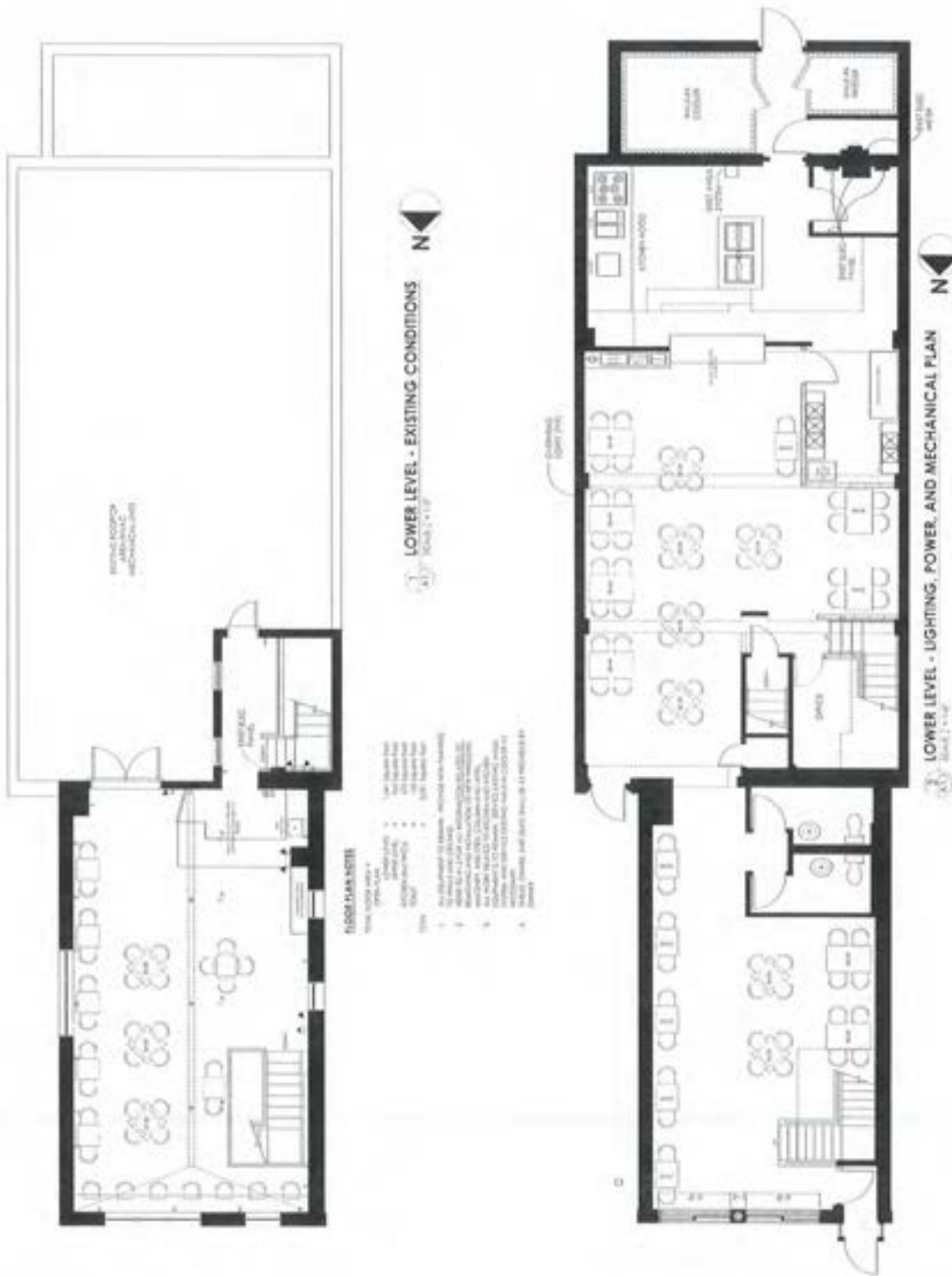
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Floor Plan



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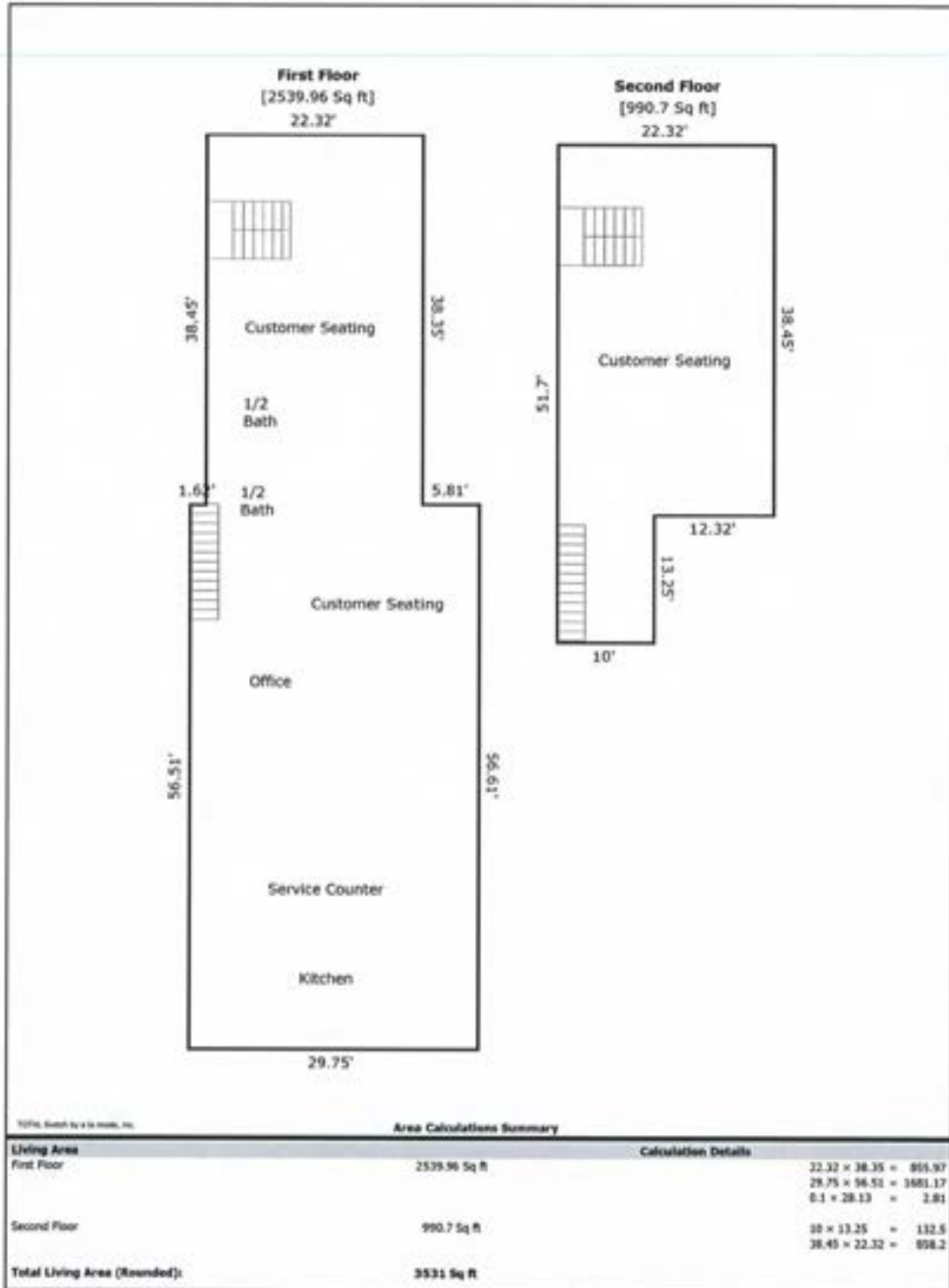
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Gross Building Area



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Building Description

Item:	Description
Foundation:	Concrete
Basic structural system:	Wood beams and columns
Exterior walls:	Stucco/Brick/Vinyl siding.
Roof covering:	Modified bitumen membrane/Asphalt shingles
Interior walls:	Drywall, Exposed brick, Wood wainscoting
Floor coverings:	Polished concrete
Bath floor/walls:	Polished concrete floors/Drywall walls
Air conditioning:	Central air conditioning
Heating system:	Forced air
Plumbing fixtures:	Copper plumbing with average quality fixtures.
Electric service:	600-amp service line
Parking:	None
Architectural attractiveness:	Average
Quality of construction (Materials and finish):	Average
Condition of exterior:	Average
Condition of interior:	Good
Room size and layout:	Good
Compatibility to neighborhood:	Good
Overall utility:	Good
Appeal and marketability:	Good
Effective age:	5 years
Estimated remaining economic life:	45 years

Depreciation

Physical deterioration: Minimal wear and tear was observed. The subject has been renovated with modern finishes.

Functional obsolescence: The lack of on-site parking. Some functional obsolescence noted for second floor restaurant area.

External obsolescence: None noted

Improvements Conclusion:

The building can physically continue in use. Some minimal physical deterioration is present. However, repairs can be made. Some minor functional issues also exist. There are no major limitations to the use of the current improvements.



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Zoning

Zoning and Land Use Restrictions

The subject site is currently zoned B3-2: Community Shopping District, by the City of Chicago. The primary purpose of the B3, Community Shopping district is to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than found in B1 and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in B1 and B2 districts. The B3 district permits residential *dwelling units* above the ground floor.

The B3 district is intended to be applied to large sites that have primary access to major streets. It may also be used along streets to accommodate retail and service use types that are not allowed in B1 and B2 districts. The maximum floor area ratio is 2.2. The minimum lot area is 1,000 square feet per dwelling. Parking requirements vary by use.

The following map is from the City of Chicago Department of Zoning Website:

<https://gisapps.cityofchicago.org/ZoningMapWeb/?liab=1&config=zoning>



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PIN

Identification of the property

The common address is: 1419 W. Taylor Street, Chicago, IL 60607

The property is situated in Census Tract Number: 2831.00

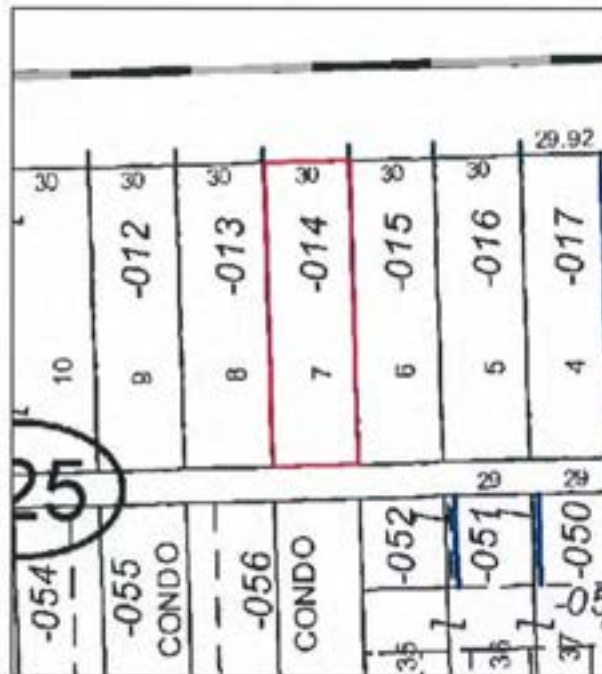
This corresponds to MLS Community Area by Census Tract 8028: Near West Side

The subject has one (1) Property Identification Number:

PIN

17-17-325-014-0000

Sidwell Maps



No items of personal property are included in the appraised value.

Legal Description

LOT 7 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1419 WEST TAYLOR STREET, CHICAGO, ILLINOIS.

P.I.N.# 17-17-325-014-0000



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Aerial View



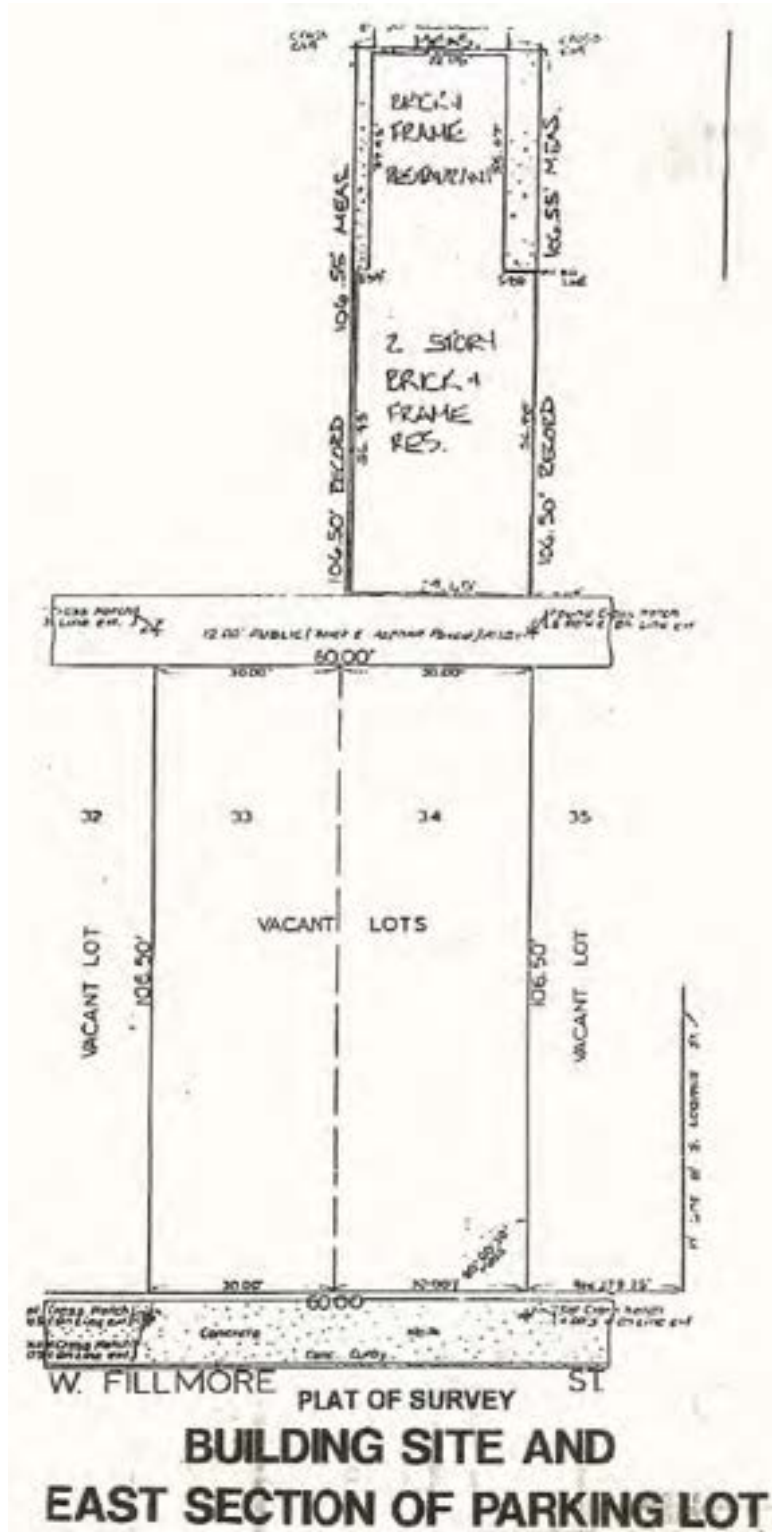
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Plat of Survey



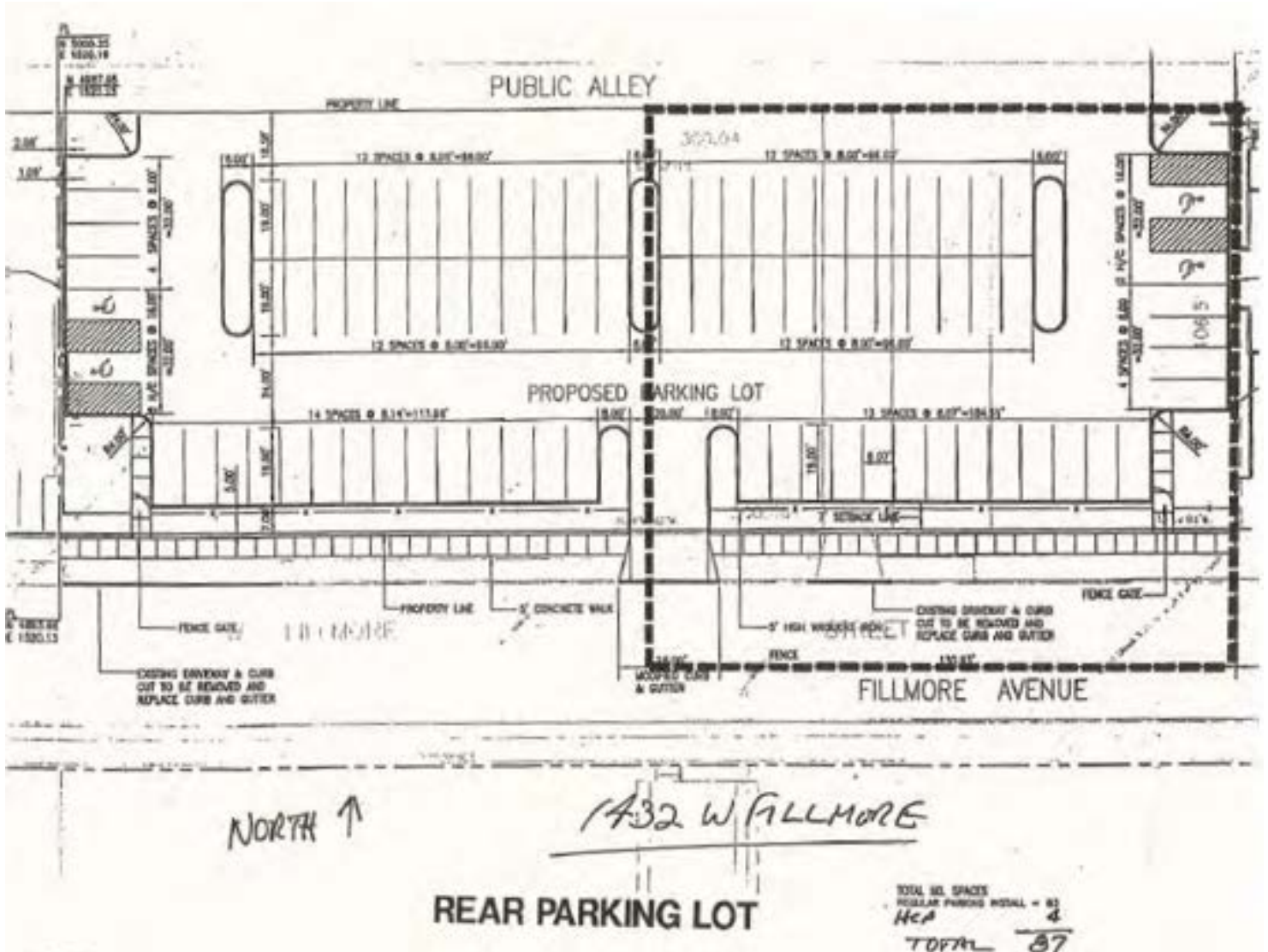
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Parking



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