

FOR SALE – MIXED-USE BUILDING WITH RESTAURANT

# 4400 N. Clark Street

CHICAGO, IL 60640



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# Mixed-Use Building with Restaurant

## 4400 N. Clark Street

Baum Realty Group, LLC has been exclusively retained to offer for sale 4400 N. Clark Street, a two-story mixed-use building just north of Chicago's Wrigleyville neighborhood at the northwest corner of Montrose & Clark.

The property consists of a  $\pm 2,300$  SF restaurant / retail space which is owner-occupied by a long-standing restaurant with a loyal customer base. The restaurant is fully fixtured with a 12-foot hood with fire suppression, deep fryers, a pizza oven and freezer / cooler space.

The second floor of the building contains two (2) apartments, both rented to the same long-term tenants paying below market rents. The property also boasts an unutilized paved outdoor area that can be activated as outdoor seating, parking, or potential building expansion.

The property represents a unique opportunity for a new restaurant operator or other retailer looking to capitalize on the property's highly visible and highly trafficked corner location as well as strong area demographics from nearby neighborhoods Wrigleyville, Ravenswood, Andersonville and Uptown. Alternatively, the property may appeal to investors seeking a well-located, infill value-add opportunity.



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## Property Highlights

- + Highly visible corner location at Clark & Montrose
- + Long standing Italian restaurant with fully fixtured kitchen and two (2) second floor apartments
- + Adjacent outdoor space available for outdoor seating, parking or building expansion
- + Less than ½ mile from CTA Brown Line (Montrose)
- + Less than 1 mile from Wrigley Field on Clark Street
- + Convenient, central location pulls from attractive neighborhoods Wrigleyville, Ravenswood, Andersonville and Uptown
- + Excellent infill opportunity for an owner occupier or value-add investor

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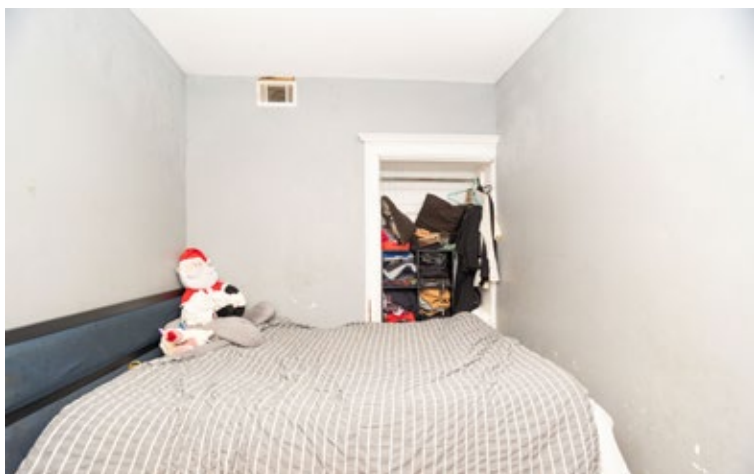
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## Property Details

|                       |   |
|-----------------------|---|
| <b>FIRST FLOOR:</b>   | ±2,300 SF restaurant / retail space with full basement  |
| <b>SECOND FLOOR:</b>  | One (1) 2 bed / 1 bath apartment<br>One (1) 3 bed / 1 bath apartment<br>Both rented at vastly under market rates (MTM leases) |
| <b>LAND SIZE:</b>     | ±3,600 SF   |
| <b>ZONING:</b>        | B1-2  |
| <b>2022 RE TAXES:</b> | \$13,732  |
| <b>ASKING PRICE:</b>  | Please contact broker   |



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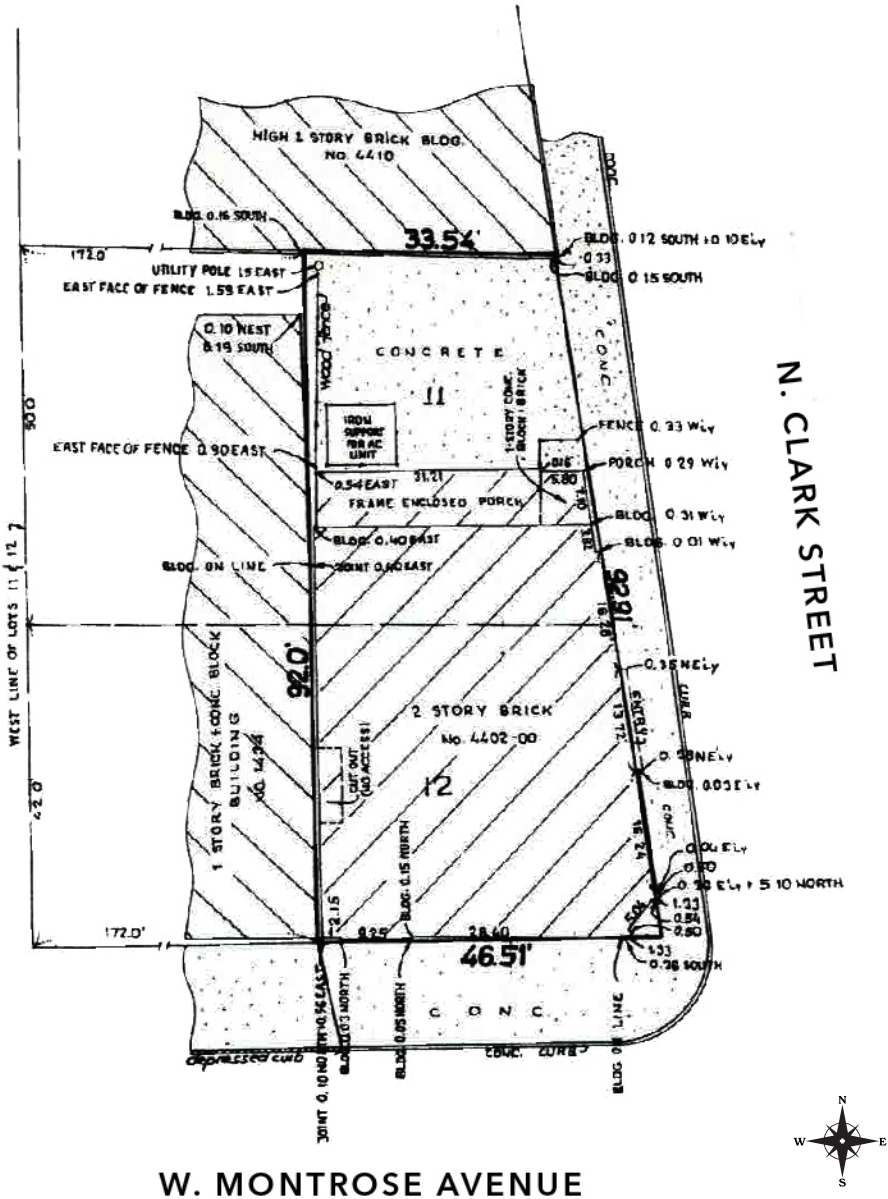
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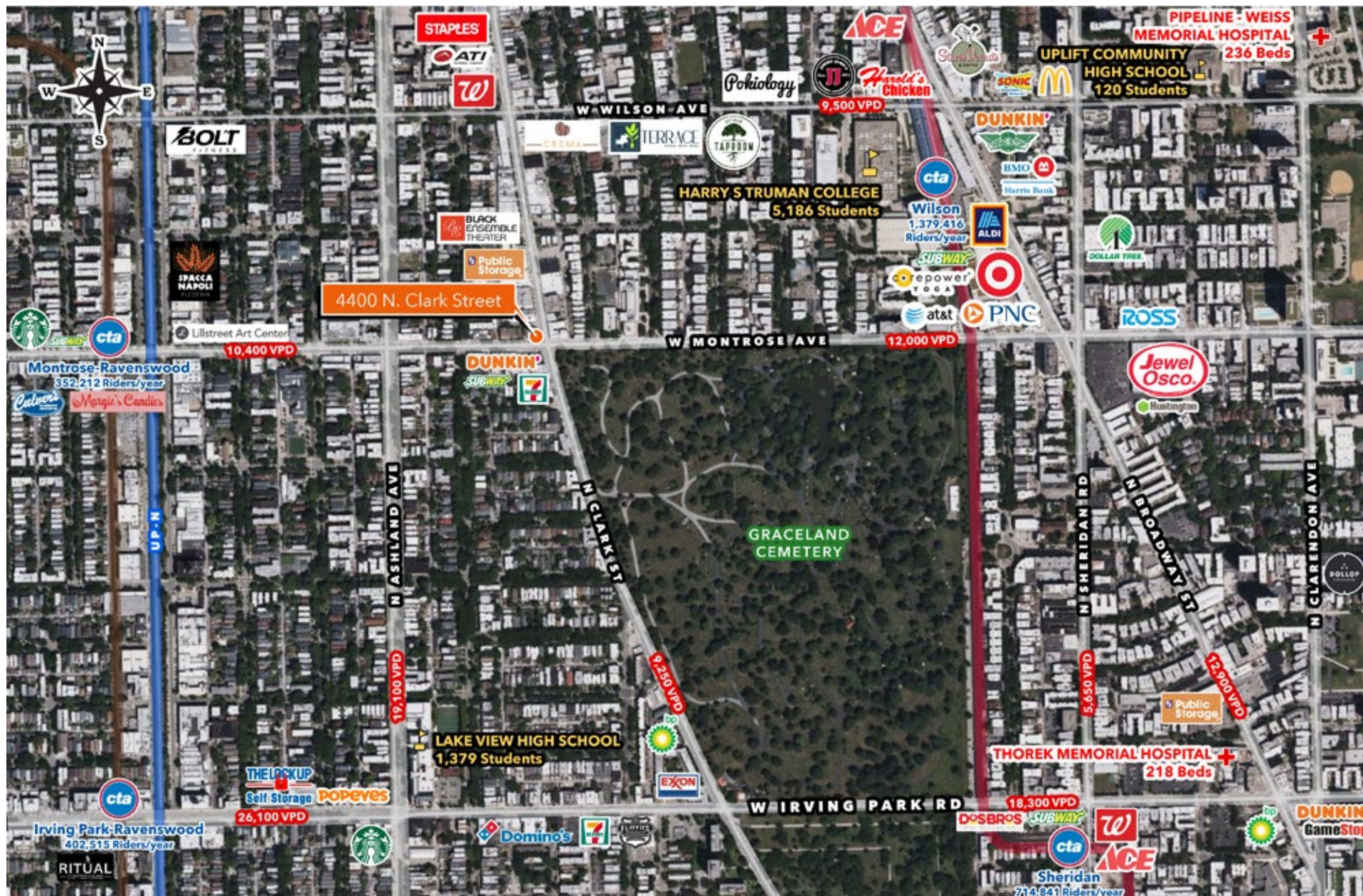
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**BAUM**  
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## Area Overview

### UPTOWN / ANDERSONVILLE / RAVENSWOOD / WRIGLEYVILLE

4400 N. Clark Street is situated in the southwest section of Chicago's Uptown neighborhood, just north of Wrigleyville.

The location bridges the Uptown, Andersonville, and Ravenswood neighborhoods, encompassing a portion of the Andersonville Business District from Foster Avenue to Montrose Avenue and a section of East Ravenswood, including the Ravenswood Metra station, within Uptown's borders.

The area boasts an enviable roster of nightlife hot-spots and cultural institutions, including the beloved Andersonville stalwart Hopleaf, iconic late night honky-tonk Carol's Pub, Chicago Magic Lounge, Black Ensemble Theater, and The Haitian American Museum of Chicago.

The Montrose CTA Brown Line 'L' Station is conveniently located 1/2 mile away, just an 11-minute walk or 3 minutes by bike.

Uptown proper extends to the east of 4400 N. Clark Street. Notable Uptown destinations nearby include historic music venues Riviera Theater and Aragon Ballroom, the century-old jazz club The Green Mill, and the iconic drag venue The Baton Show Lounge.

Less than a mile south, Wrigley Field, home of the Chicago Cubs, and the surrounding entertainment district host a variety of sporting events, live music, festivals, and more, providing abundant year-round entertainment and nightlife options for both locals and tourists.



The Green Mill (5 minutes northeast of 4400 N. Clark Street)



Aragon Ballroom (5 minutes northeast of 4400 N. Clark Street)



Wrigley Field (5 minutes south of 4400 N. Clark Street)

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