

2624 N Lincoln Ave. - Barrelhouse Flat, Chicago, IL

**Min. Bid: \$775,000**



## LIVE AUCTION FEBRUARY 11TH

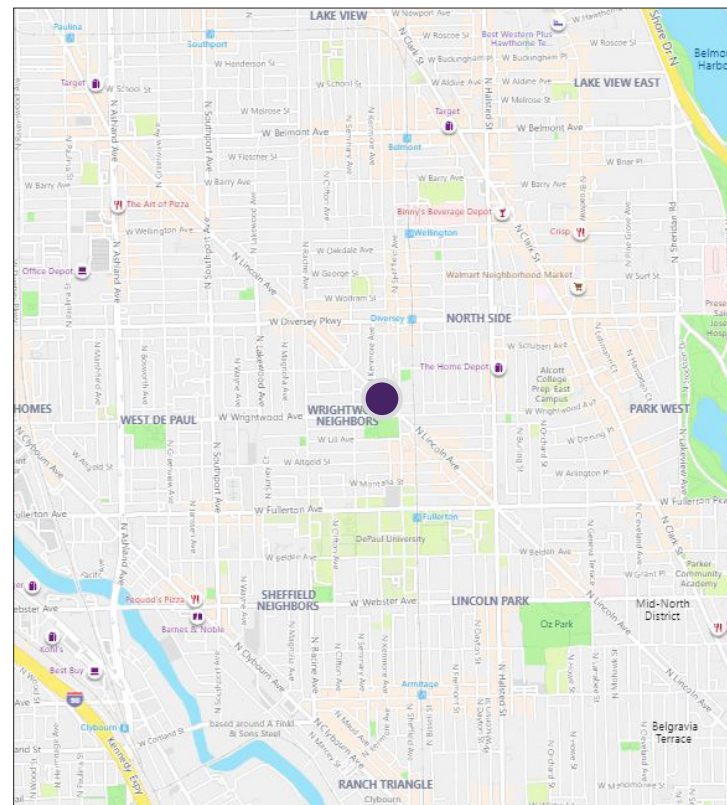
### Property Highlights

- Three-story 6,019 SF mixed-use property
  - Ground floor and second floor former cocktail bar
  - Three apartments on the top floor
- Unique 4:00am liquor license for sale
- Potential to rehab or redevelop
- Advantageous signage income
- Nearby attractions include DePaul University, several hotels, shopping, restaurants and more
- Traffic count: 22,082 vehicles daily
- Lot Size: 2,610 SF
- Zoning: B4-2
- Taxes (2019): \$29,956 (2020 estimation: \$26,500)

## Property Overview

A 6,019 square foot mixed use property, located near the intersection of Wrightwood and Lincoln next to 7-Eleven, in desirable Lincoln Park neighborhood is available for sale at live auction. Highly visible with frontage and signage on busy Lincoln Avenue, this three-story building has the former modern cocktail bar space on the ground level and with two, 1-bedroom apartments and one studio unit on the top floor plus a full basement. 4:00am liquor license also available for an additional \$150,000. The building lends a unique look with beautiful architecture and finishes. Opportunity for investors or users to rehab or redevelop. Close public transportation. There's loads of shopping, dining and entertainment venues in the area, with retailers including Starbucks, Lou Malnati's Pizzeria and more.

Lincoln Park is a knockout location for many retailers looking for space on the north side of Chicago. A wide array of local and national companies are located nearby.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	89,048	492,051	1,031,387
Households	47,308	253,940	476,649
Median Income	\$99,554	\$93,196	\$80,407

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