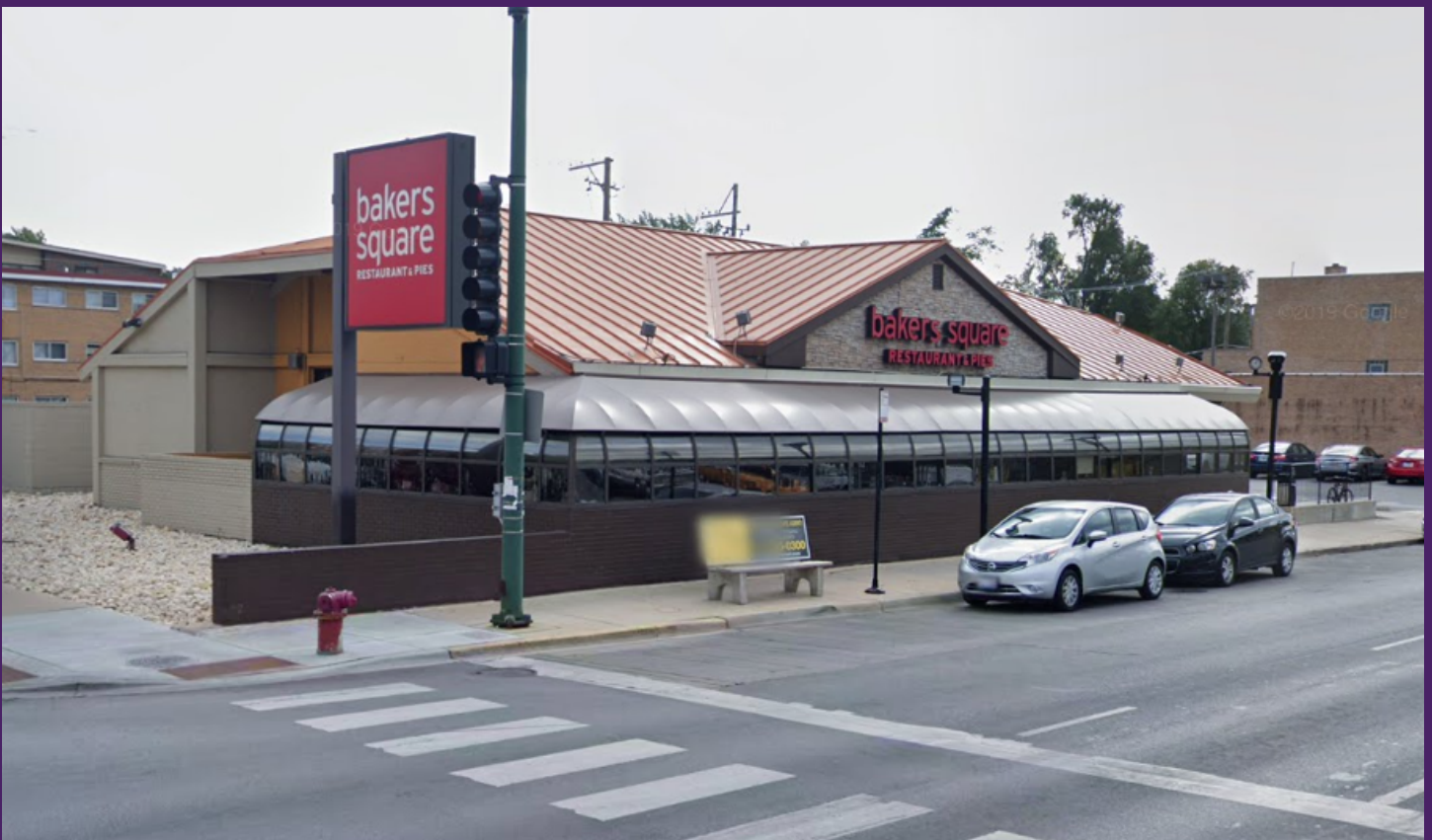


MILLENNIUM PROPERTIES R/E

Former Restaurant at Busy
Corner of Touhy and Western
7131 N Western Ave
Chicago, IL 60645

\$2,400,000



Former Restaurant on Western: Potential to Re-Brand or Redevelop



Property Highlights

- 5,400 SF former restaurant
- Free-standing building
- Built-out with dining room, commercial kitchen, coolers, & storage
- Hood in place
- Potential to re-brand restaurant
- Parking lot accessible from both Touhy and Western Ave
- Located within a commercial corridor with local and national retailers
- Traffic Count: 22,600 on Western, 16,000 on Touhy
- Land Area: 38,924 SF
- Zoning: B3-2, Touhy/Western TIF
- Taxes (2018): \$36,279

Property Overview

A 5,400 square foot free-standing former restaurant at the corner of Touhy and Western is available for sale. Previously used as a Baker's Square, the restaurant is built-out with a large dining room, a commercial kitchen, coolers and storage. A hood is in place and there is plenty of parking for customers; the parking lot is accessible from both Touhy and Western. This is a great opportunity to re-brand or redevelop the property. This highly visible corner property is part of a busy commercial corridor with a number of local and national brands.

West Ridge is a diverse middle-class neighborhood on the far north side of Chicago. The area is one of the most diverse in the city, with thriving Jewish, Irish-American, German-American, Indian, Pakistani, Bangladeshi, Assyrian, Russian, and Korean communities.

