

For Sale

Tavern With Real Estate



Cawthon-Labriola Group | The Burlington

SVN CHICAGO COMMERCIAL

PROPERTY SUMMARY

THE BURLINGTON

3425 W FULLERTON AVE
CHICAGO, IL 60647

OFFERING SUMMARY

SALE PRICE:	\$1,100,000
BUILDING SIZE:	5,300 SF
LICENSE:	Tavern
LOT SIZE:	2,956 SF
PRICE / SF:	\$207.55
UNITS:	3

PROPERTY SUMMARY

A rare opportunity to acquire a long-established tavern property with two oversized apartments above and a rear storage area that may offer future expansion potential for the tavern, all located in the heart of Logan Square—one of Chicago's most desirable and dynamic neighborhoods.

The ground-floor commercial space is home to The Burlington, a well-known neighborhood destination with strong local recognition and an established customer base. The sale includes the tavern business and liquor license, creating a true turnkey opportunity for an owner-operator or investor seeking an established hospitality concept in a premier Chicago location. With recent ordinance changes allowing for video gaming, new ownership may have the ability to generate additional revenue streams while increasing customer traffic and overall profitability.

Above the tavern are two spacious approximately 1,200 SF three-bedroom, one-bath apartments, each equipped with central air conditioning.



PROPERTY HIGHLIGHTS

- Tavern License in Place
- Two 3 Bed/1 Bath Apartments
- Storage Area in Rear for Potential Expansion
- Full Basement
- Logan Square Location
- Well-Known & Established Business
- Excellent Opportunity For Additional Income With Addition of Video Gaming



Tavern License



Potential To Add Video Gaming



Apartment Income

PROPERTY DETAILS

SALE PRICE \$1,100,000

LOCATION INFORMATION

BUILDING NAME The Burlington
STREET ADDRESS 3425 W Fullerton Ave
CITY, STATE, ZIP Chicago, IL 60647
COUNTY Cook
MARKET Chicago
SUB-MARKET Logan Square

BUILDING INFORMATION

BUILDING SIZE 5,300 SF
BUILDING CLASS C
OCCUPANCY % 100.0%
TENANCY Multiple
NUMBER OF FLOORS 3
YEAR BUILT 1918
NUMBER OF BUILDINGS 1

PROPERTY INFORMATION

PROPERTY TYPE Multifamily
PROPERTY SUBTYPE Low-Rise/Garden
ZONING B3-1
LOT SIZE 2,956 SF
APN # 13-35-202-004-0000
LOT FRONTAGE 25 ft
LOT DEPTH 119 ft
CORNER PROPERTY No

PARKING & TRANSPORTATION

STREET PARKING Yes

TAXES & VALUATION

TAXES (2024) \$12,498.23

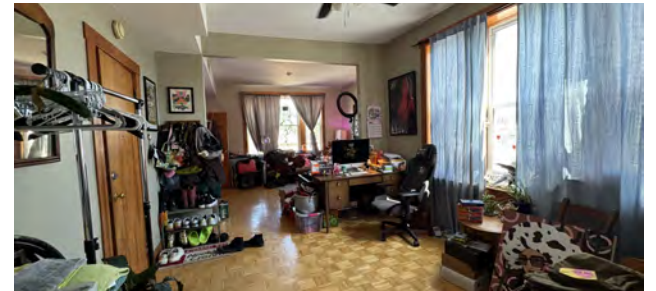
LICENSES

TAVERN Active

PROPERTY PHOTOS



ADDITIONAL PHOTOS



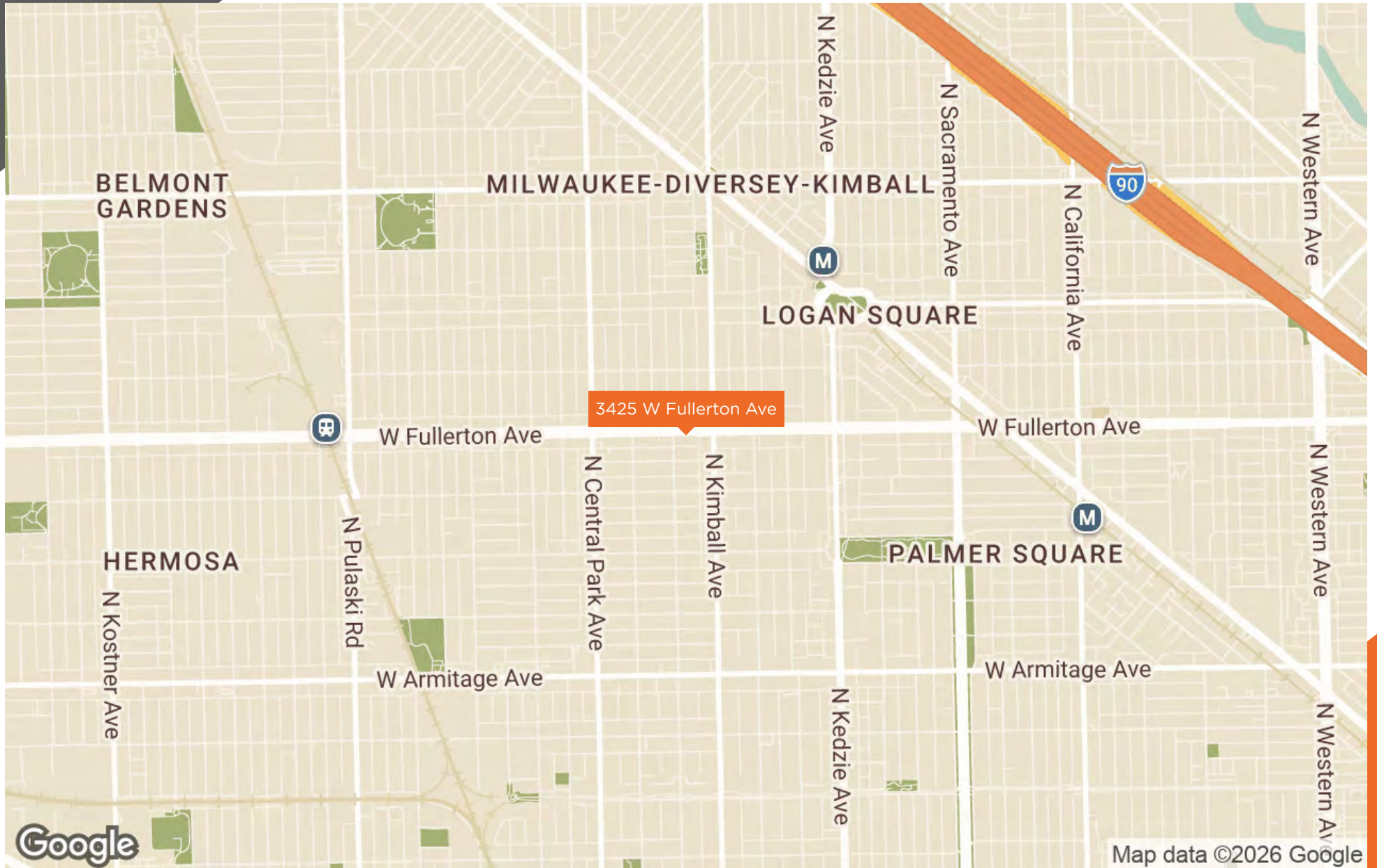
LOCATION DESCRIPTION

Located in Chicago's vibrant Logan Square neighborhood, 3425 W Fullerton benefits from being in one of the city's most dynamic and rapidly evolving areas. Known for its mix of historic architecture, trendy restaurants, local breweries, and boutique retail, Logan Square has become a highly desirable destination for both residents and businesses. The neighborhood offers a unique balance of cultural attractions, thriving nightlife, and community-oriented amenities, making it an appealing setting for mixed-use properties.

The property is ideally situated on Fullerton Avenue, a major east-west thoroughfare that provides strong visibility and connectivity. Tenants and visitors alike enjoy excellent accessibility, with the CTA Logan Square Blue Line station just minutes away, offering direct service to downtown Chicago and O'Hare International Airport. Multiple CTA bus routes also serve the area, including those running along Fullerton, Kimball, and Milwaukee Avenues, providing convenient connections to surrounding neighborhoods.



REGIONAL MAP



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	LEASE START	LEASE END
The Burlington Tavern	-	-	2,900 SF	-	-	-
Apt 1	3	1	1,200 SF	\$1,700	07/01/2028	06/30/2026
Apt 2	3	1	1,200 SF	\$1,900	07/01/2013	06/30/2026
TOTALS			5,300 SF	\$3,600		

MEET THE TEAM



Paul Cawthon

O: 312.676.1878
paul.cawthon@svn.com



Angelo Labriola

O: 312.676.1870
angelo.labriola@svn.com



Marcus Sullivan

O: 312.756.7357
msullivan@svn.com

SVN Chicago Commercial

Cawthon-Labriola Group

Paul Cawthon | Angelo Labriola | Marcus Sullivan

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940 WEST ADAMS STREET,
SUITE 200
CHICAGO, IL 60607



[HTTP:SVNCHICAGO.COM](http://svnchicago.com)