

LOGAN SQUARE FORMER RESTAURANT/BREWERY FOR SALE

12,500 SF BUILDING ON 6,250 SF LAND



Prime two-story restaurant/brewery for sale in Logan Square. This highly-visible 12,500 SF building is situated on a 6,250 SF lot with 50 feet of frontage along Milwaukee Avenue. Previously home to the renowned *Revolution Brewing* for over 14 years. The inviting indoor space features a 12-foot clear ceiling height, decorative ceilings, an open view of the brewing system and process, and large storefront windows that open to the street. The spacious second floor features a second bar and is perfect for private events, including weddings. The building also includes a drive-in door, a full-height basement with a walk-in cooler and ample space for beer tanks. Furniture, fixtures, and equipment are available for purchase separately.



Asking Price:	\$3,750,000 \$3,300,000 (FF&E available for an additional cost).
Building Size:	12,500 SF
Lot Size:	6,250 SF
Frontage:	50' along Milwaukee Avenue.
Zoning:	C1-5
Year Built:	1907, Renovated in 2010.
Heating:	Packaged Units on the roof. Full HVAC.
Clear Height:	12'
Loading:	1 Drive-in Door
Taxes (2024):	\$78,617.93
Basement:	Yes. Full height. Includes walk-in cooler and ample height for beer tanks.
Occupancy:	299



ADAM SCHNEIDERMAN, SIOR
(847)826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

NEARBY BUSINESSES



DEMOGRAPHICS

2024 Estimates—Costar

	1 Mile	3 Mile	5 Mile
Population	61,065	475,348	1,230,470
Households	27,546	204,230	562,430
Average Age	35	35	37
Median Household Income	\$95,314	\$95,301	\$85,590



ADAM SCHNEIDERMAN, SIOR
(847)826-4467
ADAM@STRAUSSREALTY.COM

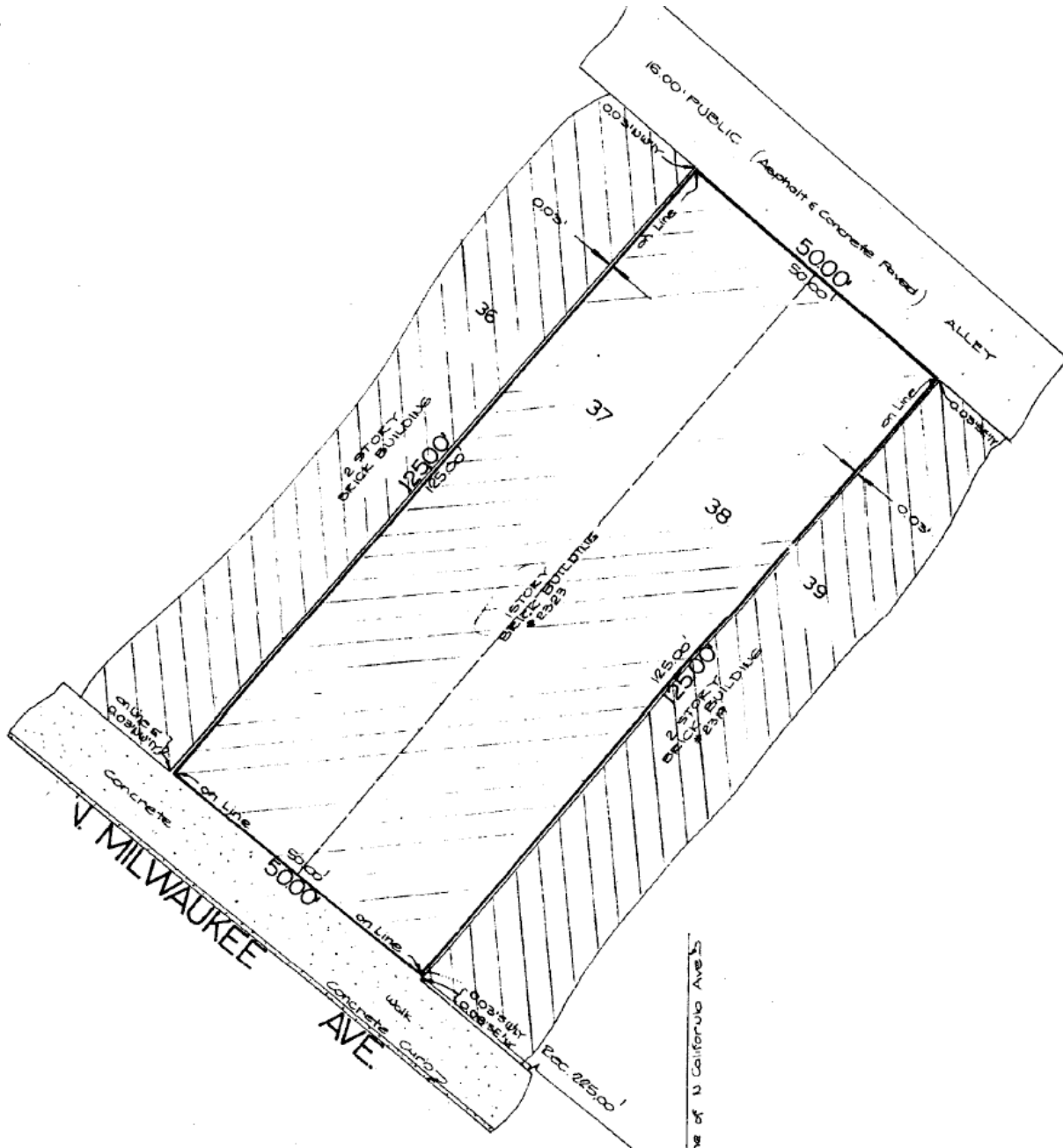
STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

STRAUSS

REALTY, LTD.

2323 N. MILWAUKEE AVE.
CHICAGO, IL 60647

SURVEY

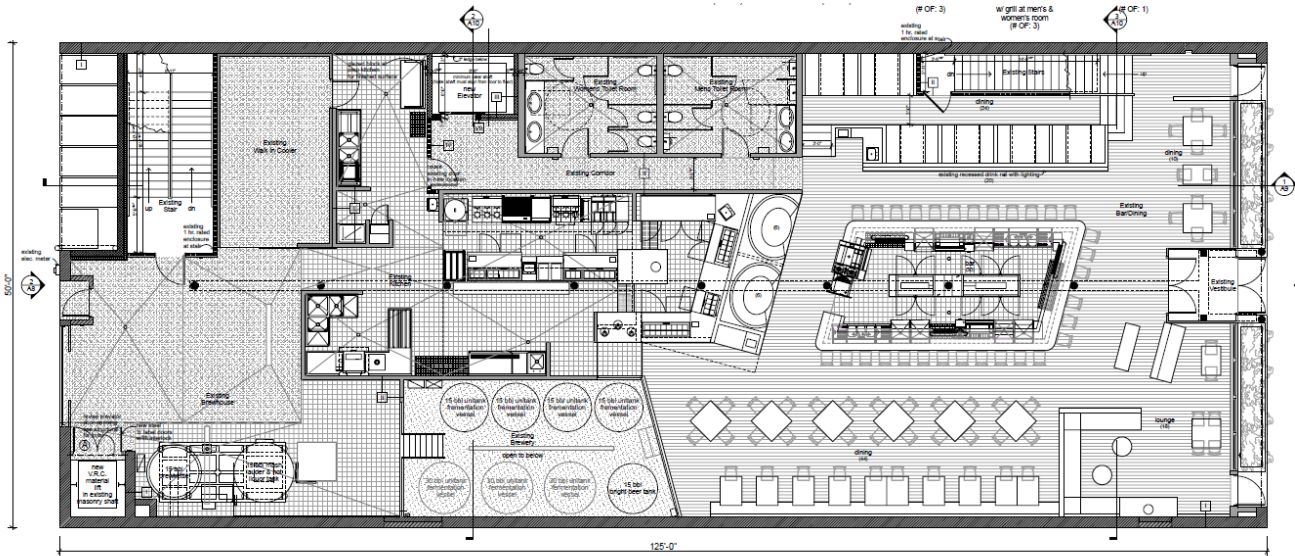


ADAM SCHNEIDERMAN, SIOR
(847)826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

FLOOR PLANS

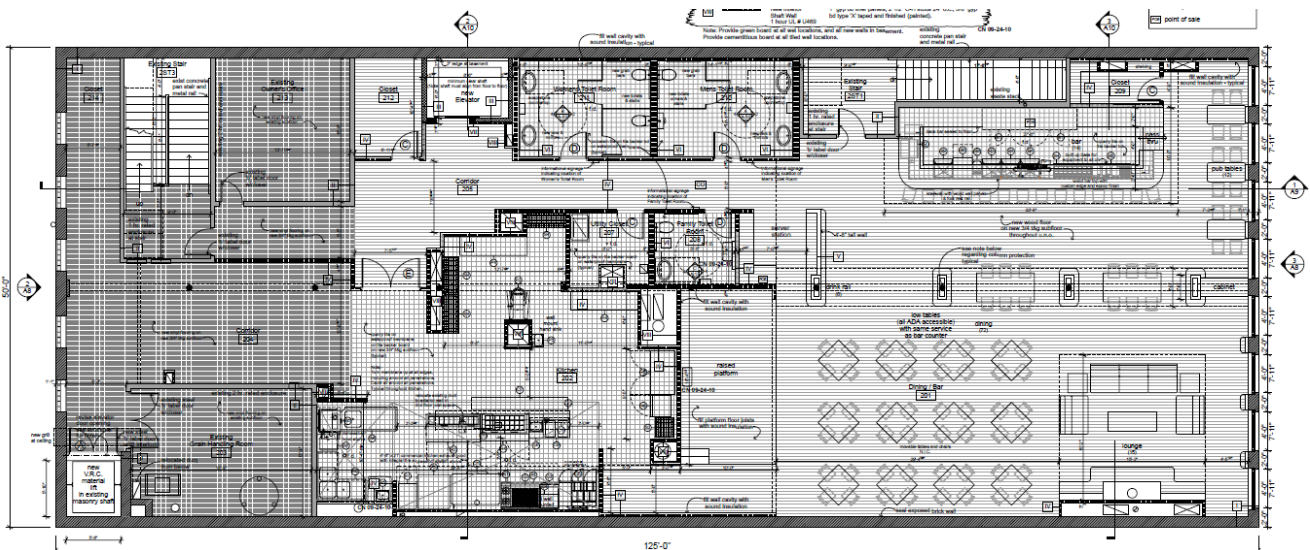
1ST FLOOR



N Proposed First Floor Plan
1/4" = 1'-0"

Note: The only new work on the first floor is the addition of the new passenger elevator, and the new material lift in the existing freight elevator shaft. All else is existing and was previously permitted under permit #: 100252960, issued 10/27/2008.

2ND FLOOR



N Proposed Second Floor Plan
1/4" = 1'-0"

Note: All wood columns on second floor painted with Sherwin Williams' fluorescent paint, for 1 hour rating. This code of "Frame Control No. 3" is applied to achieve rating. Per previous permit #: 100252960, issued 10/27/2008.

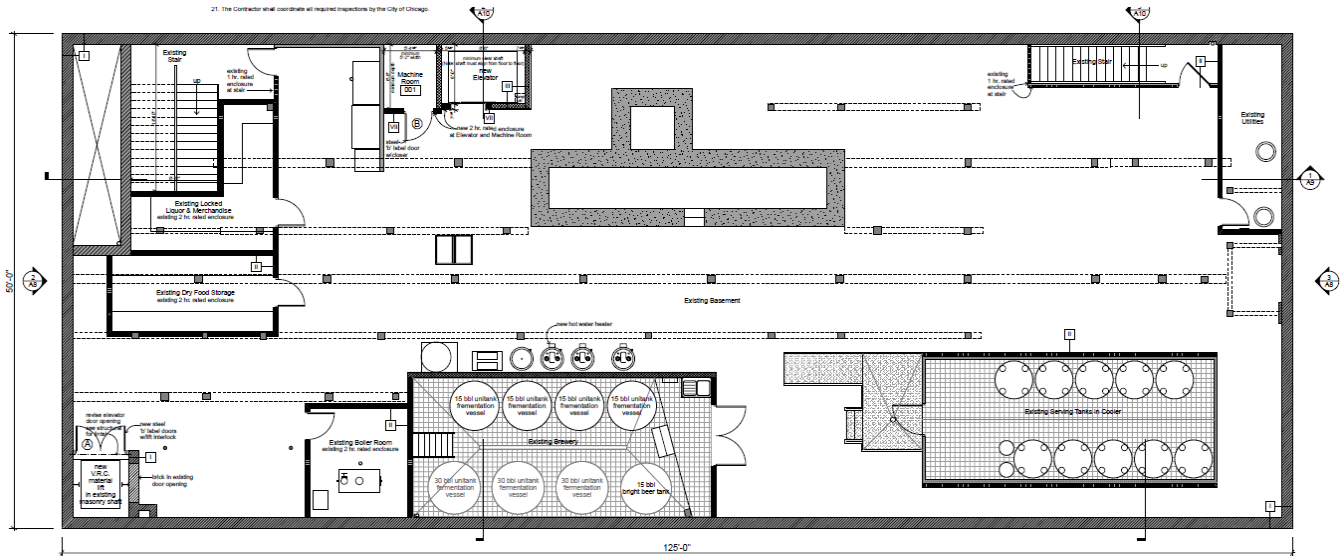
Dining area & Lounge (unfixed seating) 1305 sq ft divided by 15 = 87 persons
Bar seating (fixed) = 14 persons
Pub tables (fixed) = 12 persons
Standing area = 5 persons
Bar staff, Office, Platform & Kitchen = 10 persons
Total occupancy on 2nd floor = 129 persons
Total occupancy on 1st floor = 158 persons + 12 staff = 170 persons
Total Building Occupancy = 299 persons




ADAM SCHNEIDERMAN, SIOR
(847)826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

BASEMENT FLOOR PLAN



 **Proposed Basement Floor Plan**
1/4" = 1'-0"

Note: The only new work in the basement is the addition of the new passenger elevator and machine room, and the new material lift in the existing freight elevator shaft. All else is existing and was previously permitted under permit #: 100252960, issued 10/27/2008.

INTERIOR PHOTOS



First Floor



Second Floor



ADAM SCHNEIDERMAN, SIOR
(847)826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

FIRST FLOOR + KITCHEN



ADAM SCHNEIDERMAN, SIOR
(847)826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

SECOND FLOOR + LOWER LEVEL



ADAM SCHNEIDERMAN, SIOR
(847)826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600