

West Town

Two-story commercial bakery and production facility, investment property for sale.

1837 W. Grand Ave., Chicago IL



Business Description

This offering provides the opportunity to acquire a tenant-stabilized purpose-built bakery production property. The property includes a production facility, featuring a commercial bakery with production kitchens on two levels, designed for high-volume pastry and dessert manufacturing. The ground level includes a retail storefront, for a combined production with direct consumer sales. The second-floor production supports expanded baking capacity, prep space, and operational efficiencies. Alliance Bakery has been a staple of Chicago for generations, known for its European-style pastries, cakes, and desserts.

Purchase Price: Negotiable

Property Taxes: \$23,500.24 (2023)

Invest. Highlight: Upon Executed NDA

OpEx: Upon Executed NDA

Size (Approx.): 9,200 SF (Bldg.)

Zone: B3-3

For additional information or to schedule a showing, contact:

Monica Palermo, 312-575-0480 (Ext. 115)
Broker 312-714-4422 (Cell)
monicapalermo@kudangroup.com

Juan Carlos Gomez, 312-575-0480 (Ext. 111)
Principal 773-543-2045 (Cell)
juancarlos@kudangroup.com



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics

Population	1-Mile	5-Mile
2022 Population	58,812	
2027 Population	56,032	
Annual Growth 2022-2027	-4.73%	

Households

2022 Households	28,327	519,864
Annual Growth 2022-2027	-5.1%	

Income

Avg. Household Income	\$116,858	\$86,975
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Source: Costar

Nearby Businesses

Space 1858	Output Lounge & Sports Bar
Salvage One	Tortorice's Pizza & Catering
Flowers for Dreams	Uncle Mike's Place
Breakfast House	Lemon
Publican Quality Bread	Everything Bar

Location: West Town

Sprawling West Town contains a busy stretch of West Chicago Avenue, dotted with New American restaurants and cafes. The Wicker Park area is known for cool global dining, live music bars, and boutiques, while in the Ukrainian Village, the Ukrainian Institute of Modern Art hosts varied cultural events. Featuring a lagoon with a beach, Humboldt Park is also home to the National Museum of Puerto Rican Arts and Culture.

— Google

Map

On West Grand Ave., between North Wolcott Ave. and North Wood St.

