

77 FOR SALE

21 | COMMERCIAL®

**2723-2727 W. HOWARD ST. CHICAGO IL**



**RESTURANT BUILDING**

LISTING PRICE: **\$1,200,000**

C E N  
T U R  
Y 2 1

Presented by

**MARK AHMAD**

CENTURY 21 Circle

**773.983.1553**

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# 2723-2727 W. HOWARD ST. CHICAGO

## PROPERTY/LOCATION DESCRIPTION

- Real estate only, BUSY traveled location on Howard St., between Western Ave. and California Ave.
- The property is currently home to Main Pizza and was formerly occupied by the well-known Gulliver's restaurant.
- Consists of 4-distinct building sections, including a beautifully designed exterior gazebo/patio, which can be enclosed for year-round use, ideal for maximizing business operations.
- 3-Building sections housing 3-types of restaurants:
  - 1-of the restaurants operated by the property owners.
  - 2<sup>nd</sup> and 3<sup>rd</sup> are leased to through December 31, 2028.
  - Year 1, \$6,500, year 2, \$7,000, and year 3 for \$7,500 per month.
- Strong street presence with excellent visibility, enhanced by large vertical and landscaping signages.
- East Rogers Park, bordering great Evanston city.
- 4-Pin numbers, 2-representing the building in Chicago and 2-representing the vacant lot/parking facility on Evanston side across the street.
- Evanston vacant lot size is 50X110 designated for parking.
- Plenty of Chicago, city and Evanston city striped designated square vehicle parking spaces on both of Howard St. sides.
- Surrounded by established retailers and positioned near major roads and interstates, this central location offers exceptional accessibility and exposure.
- Owner is willing to vacate upon sale or lease back at \$5,500.
- Central location to other towns, major roads, and interstates.
- Pin # 10254000490000/\$45,560. Pin # 10254000150000/\$8,836. Pin # 10252200610000/\$4,606. Pin # 10252200620000/\$4,606.
- Annual 2024 real estate taxes were Total \$63,608.
- Buyer's buying qualification required prior to access.



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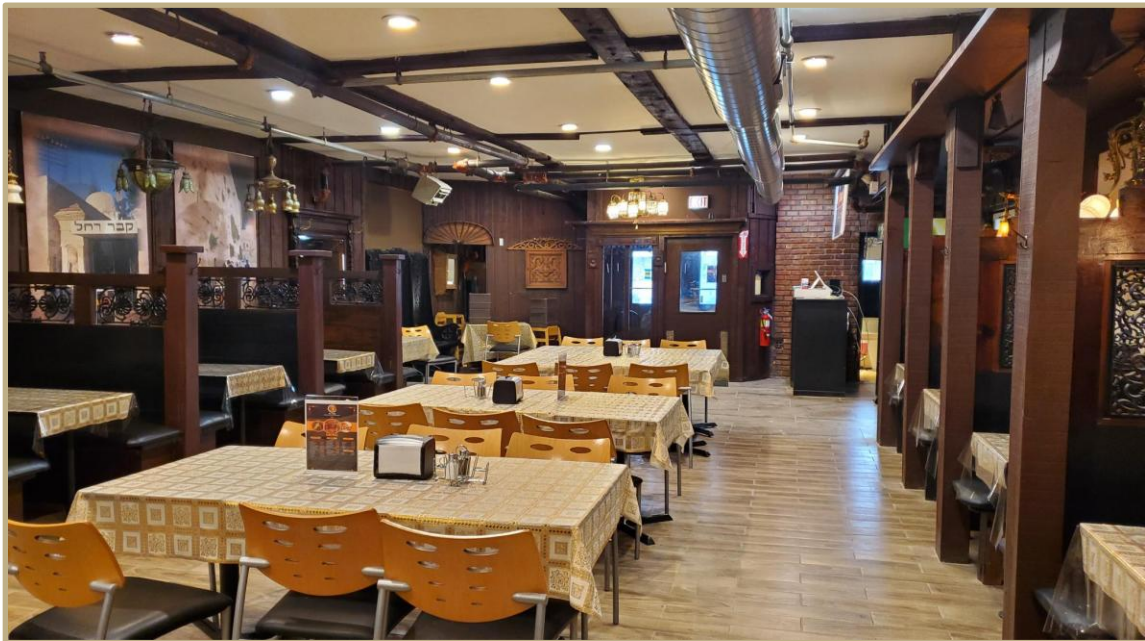
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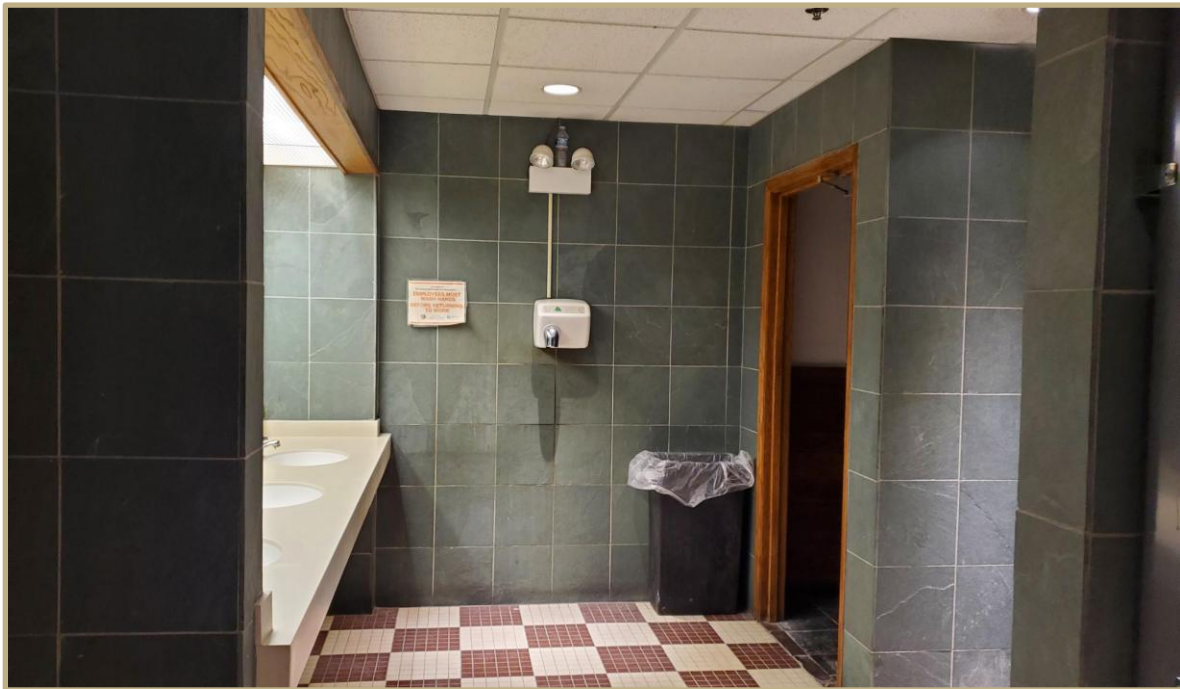
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2015-2025 Century 21 Chicago Land Top Producer

2012-2014 and 2023-2025 Century 21 Chicago Land Region Top Producer

2005-2011 Coldwell Banker Top Producer

2010 Chicago Association of REALTORS Top Commercial Producer

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