

HANGOVERS SPORTS BAR & LIQUOR STORE

BUSINESS WITH REAL ESTATE

JAMESON.

OFFERING
MEMORANDUM



3528-3532 N PULASKI
CHICAGO, IL 60641

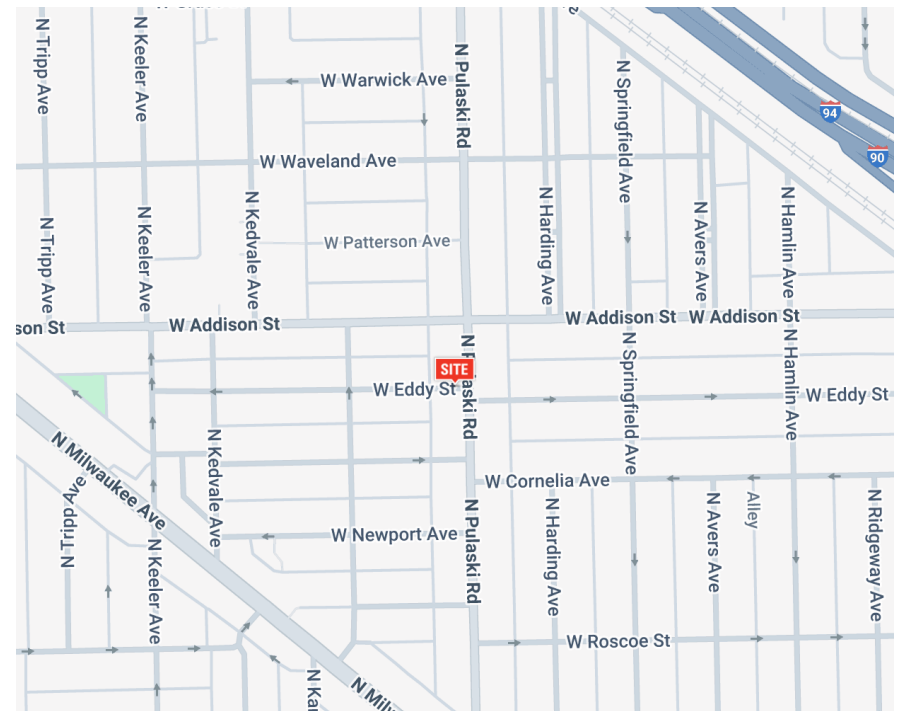
MIKE COSTANZO

BUSINESS BROKER // SENIOR ASSOCIATE
mcostanzo@jameson.com
312.399.5080

EXECUTIVE SUMMARY

Corporately held Tavern & Package Goods licenses with real estate. Corner location with 54 feet of frontage on Pulaski and 120 feet of depth on Eddy. 3,000 SF building on a 6,480 SF double lot in the South Old Irving Park neighborhood. Interior height to drop ceiling is 10 feet; past the drop ceiling is a total height of 12 feet to a pristine, vintage tin-ceiling. Two entrances 1) on Pulaski and 2) on the corner of Pulaski & Eddy. Parking lot in the rear can easily accommodate 10 cars and more if the black-top was striped and the potential of additional income with a cellphone-tower lease. Traffic count on Pulaski is 19,800 vehicles daily. Roof updated in 2020. Zoning B3-1. 2023 RE taxes: \$17,515. The real estate is to be sold AS-IS. Proof of funds is required prior to scheduling a showing. Do not disturb the business and its employees.

SALES PRICE: \$1,099,000
PIN NUMBER: 13-22-408-019-0000
PROPERTY SIZE: 3,000 SF
2023 RE TAXES: \$17,515
CO-OP COMMISSION: 2 1/2%



PROPERTY DETAIL & HIGHLIGHTS



PROPERTY SIZE

3,000 SF

CEILING HEIGHT

10 FT

LOT SIZE

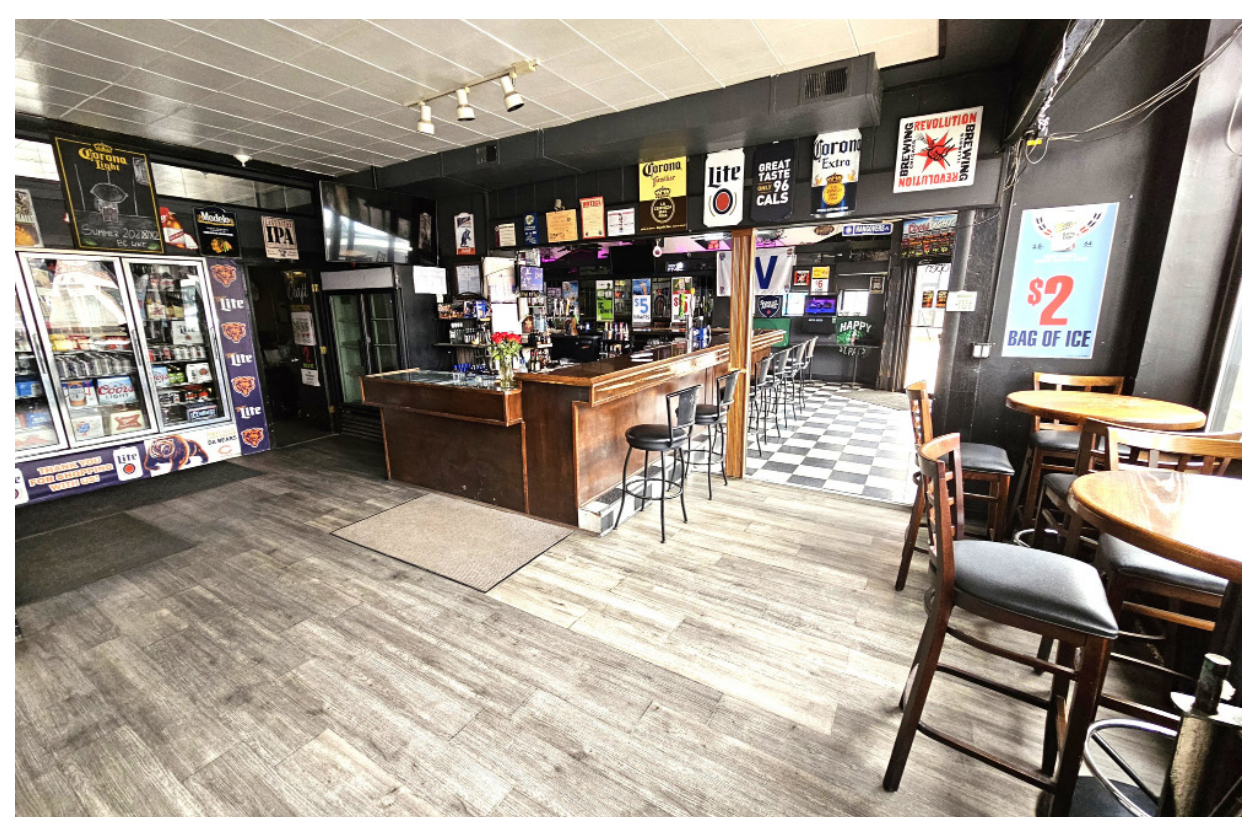
6,480 SF

PARKING

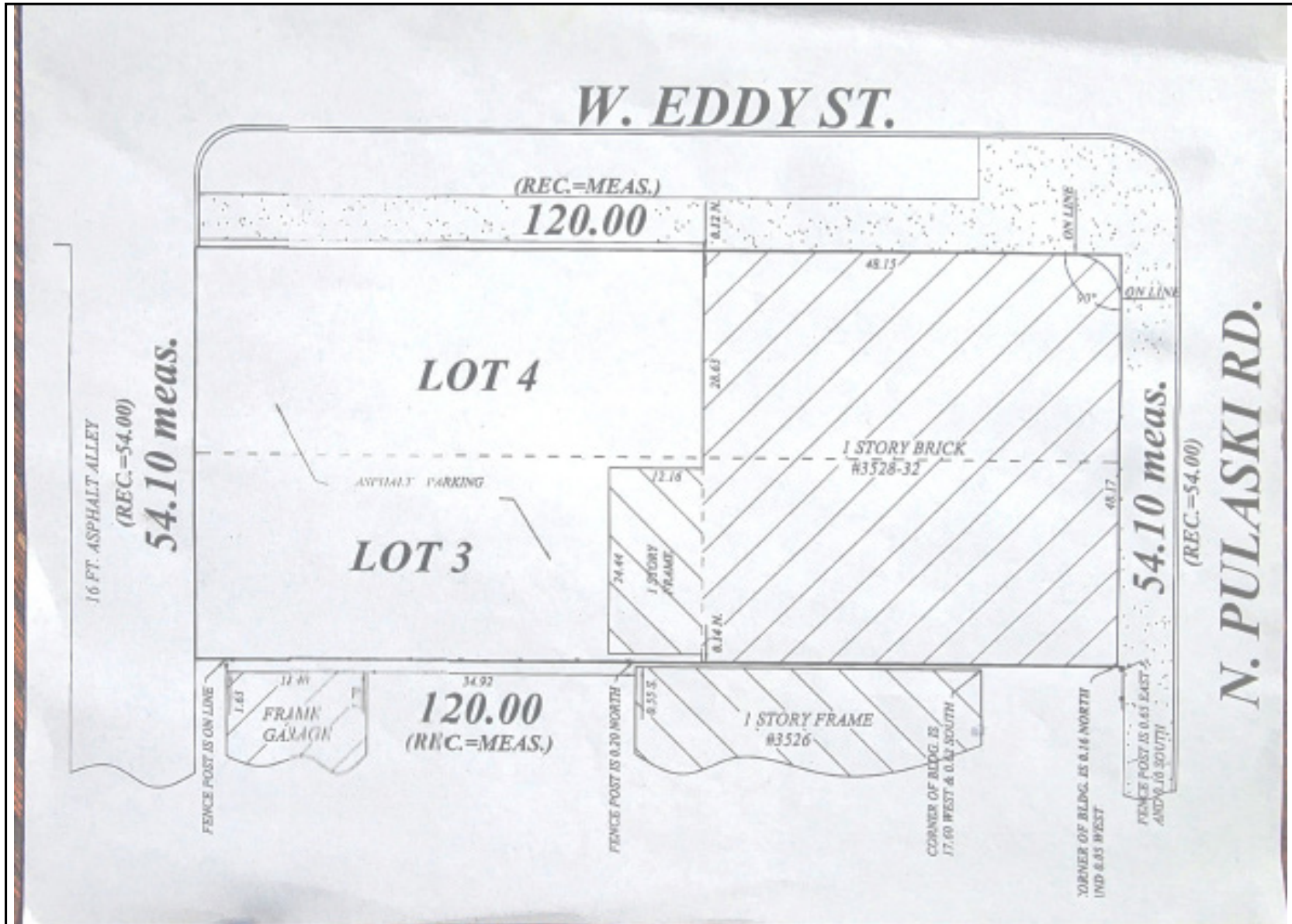
AMPLE & ON-SITE

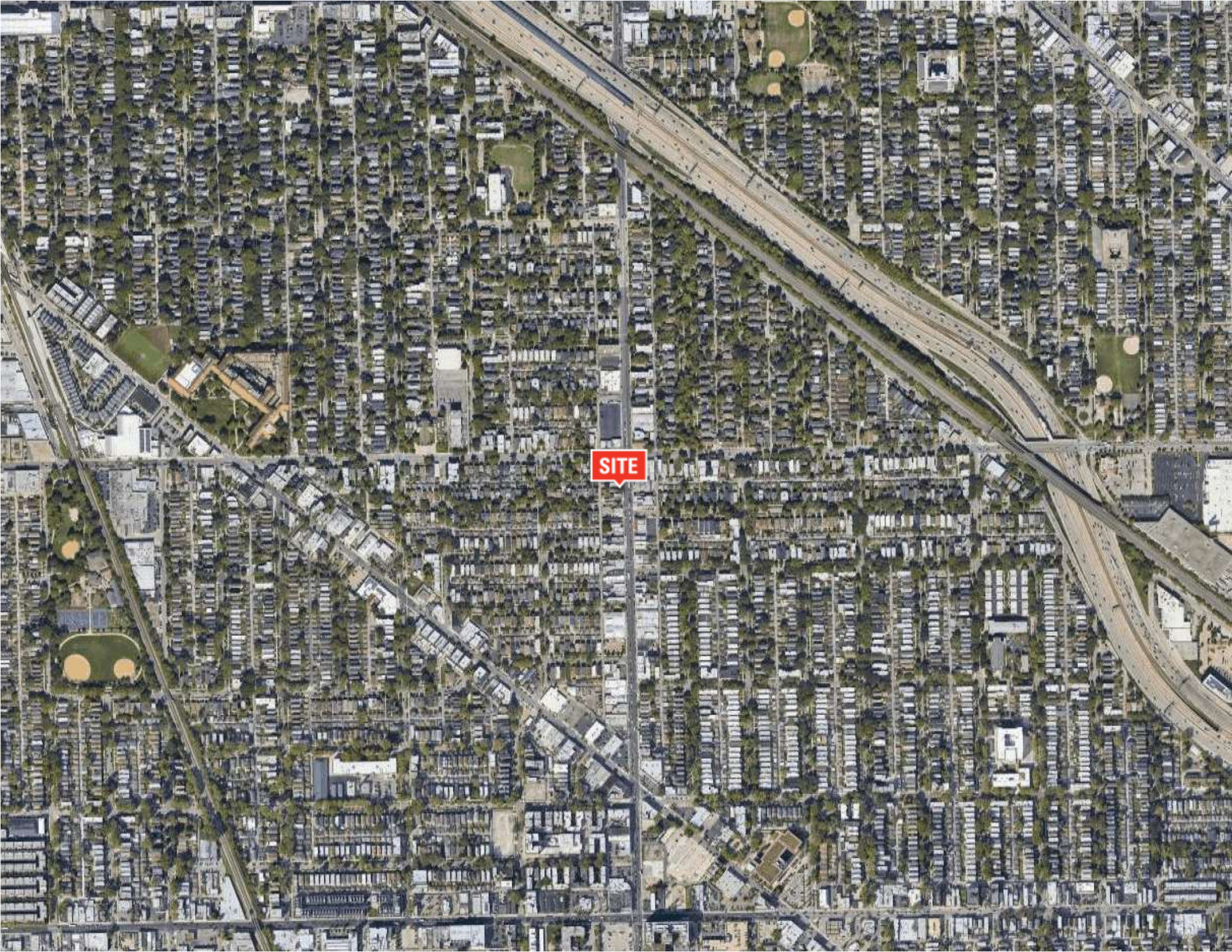
- Corporately held Tavern & Package Goods licenses with real estate.
- Corner location with 54 feet of frontage on Pulaski and 120 feet of depth on Eddy.
- 3,000 SF building on a 6,480 SF double lot in the South Old Irving Park neighborhood.
- Interior height to drop ceiling is 10 feet; past the drop ceiling is a total height of 12 feet to a pristine, vintage tin-ceiling.
- Two entrances 1) on Pulaski and 2) on the corner of Pulaski & Eddy.
- Parking lot in the rear can easily accommodate 10 cars and more if the black-top was striped and the potential of additional income with a cellphone-tower lease.
- Traffic count on Pulaski is 19,800 vehicles daily.
- Roof updated in 2020.
- Zoning B3-1.
- 2023 RE taxes: \$17,515.
- The real estate is to be sold AS-IS.
- Proof of funds is required prior to scheduling a showing.
- Do not disturb the business and its employees.
- Co-Op commission: 2 1/2%.





ALTA SURVEY



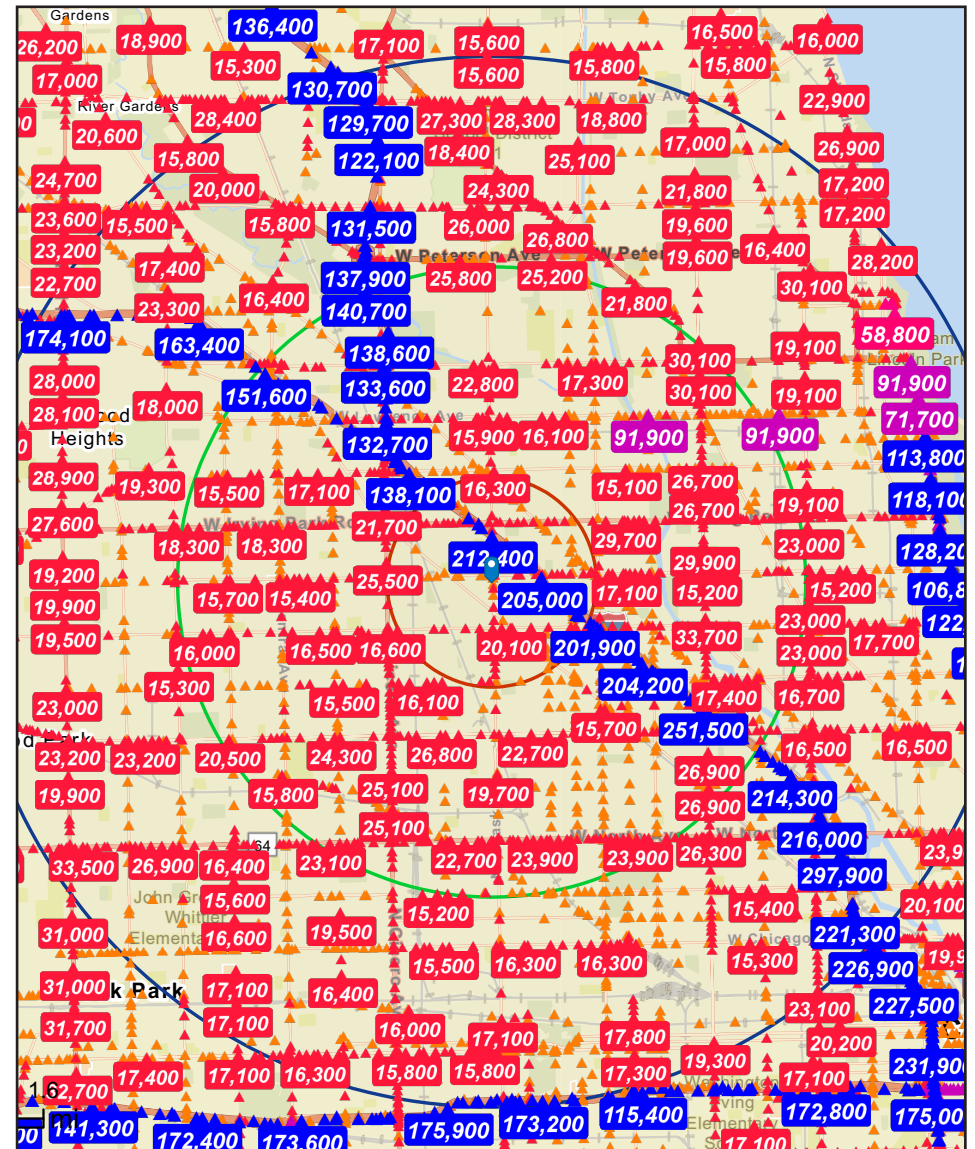
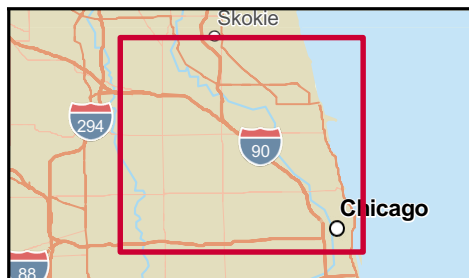
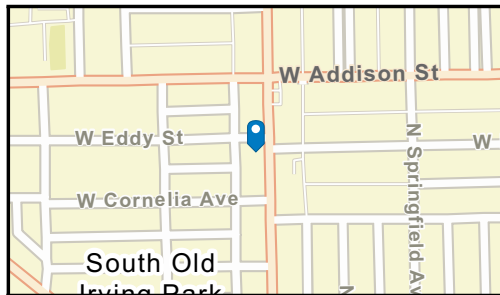


SITE

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Addison Blue Line
(Chicago Transit Authority "L")

DRIVE

3 min

DISTANCE

0.5 mi

Irving Park Commuter Rail
(Union Pacific Northwest Line)

4 min

0.7 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

18 min

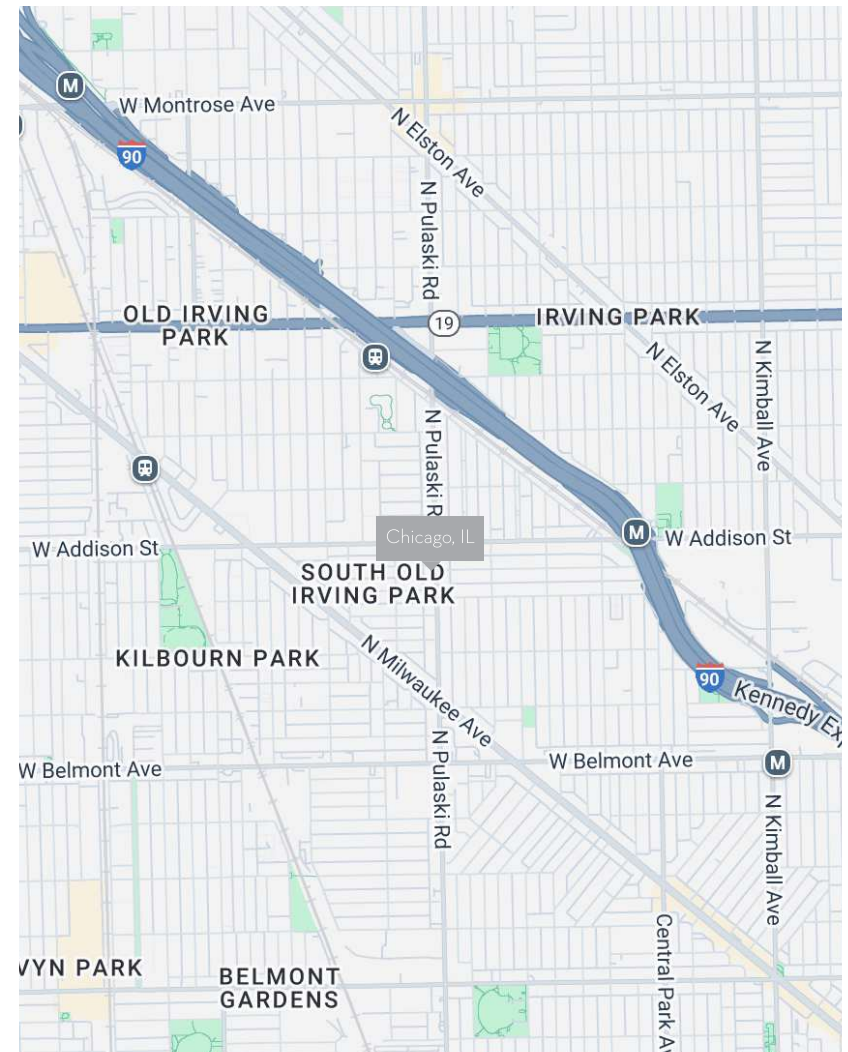
DISTANCE

10.8 mi

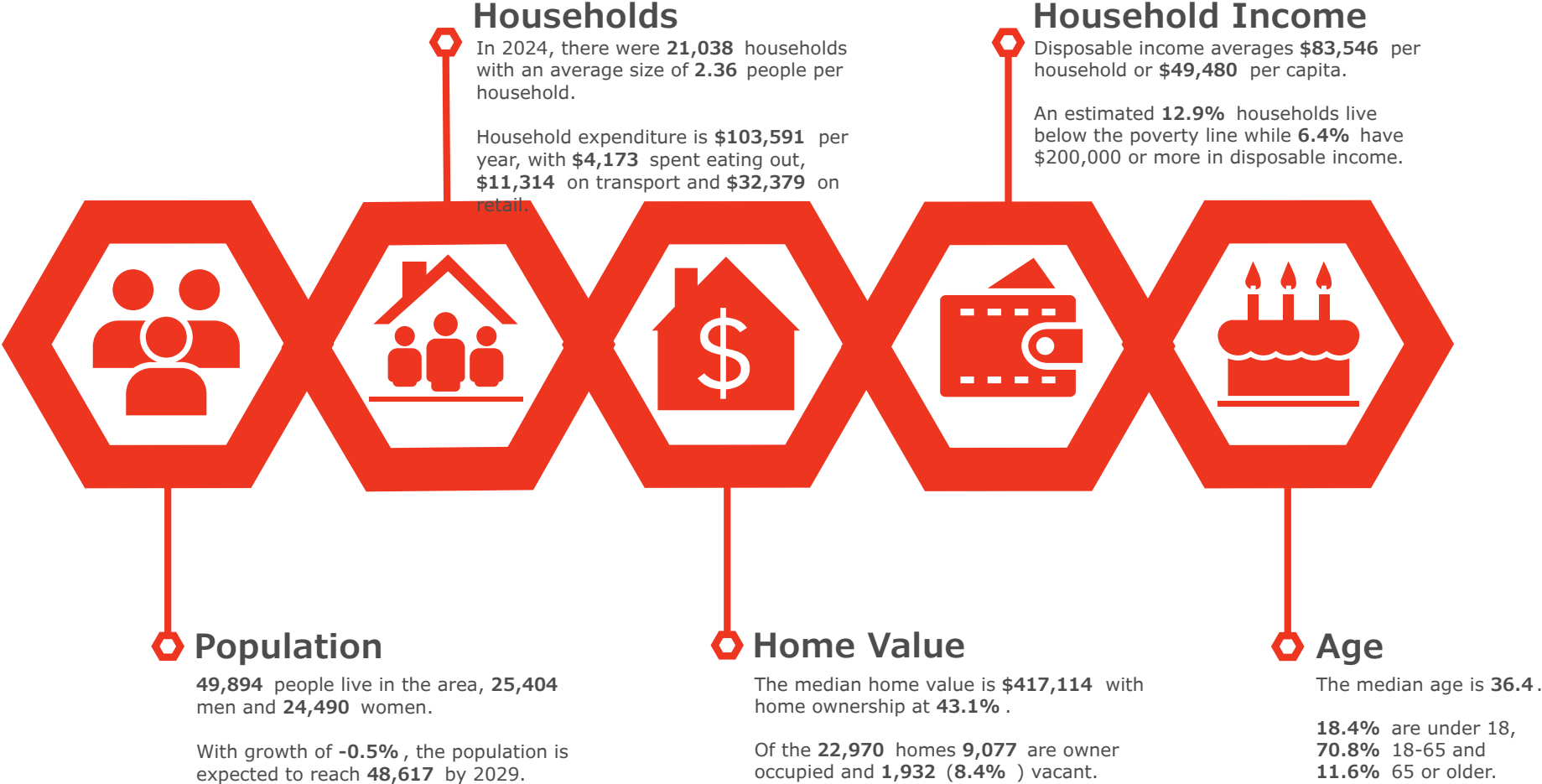
MARKET OVERVIEW

South Old Irving Park, located on Chicago's Northwest Side, is a historic neighborhood experiencing a steady revival driven by accessibility, residential stability, and community investment. With convenient access to the Kennedy Expressway, two Metra stations, and CTA Blue Line stops, it offers excellent connectivity for commuters and businesses alike. The area features a strong base of homeowners, classic architecture, and a growing mix of restaurants, breweries, and boutiques, particularly near the revitalized Six Corners shopping district.

For investors and business owners, South Old Irving Park presents an appealing opportunity. Commercial property here is generally more affordable than in Chicago's trendier neighborhoods, allowing for greater value and long-term upside. Ongoing redevelopment efforts, infrastructure improvements, and active neighborhood associations contribute to a supportive environment for new and existing businesses. The combination of location, community engagement, and growth potential makes South Old Irving Park a smart choice for commercial investment.



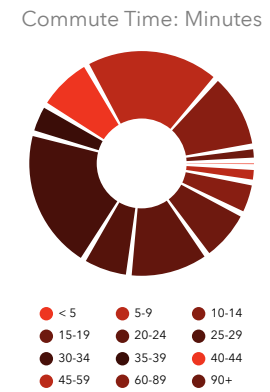
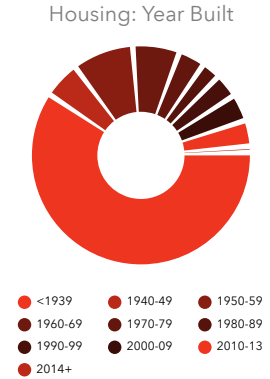
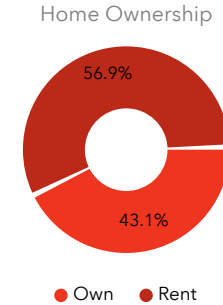
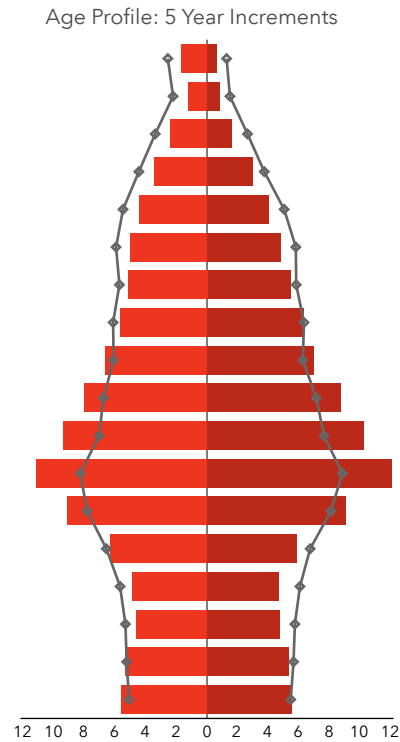
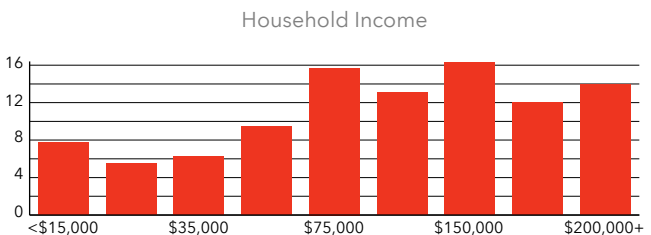
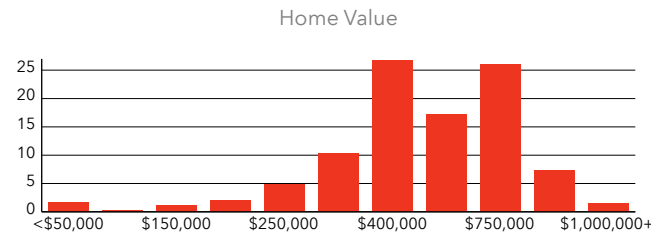
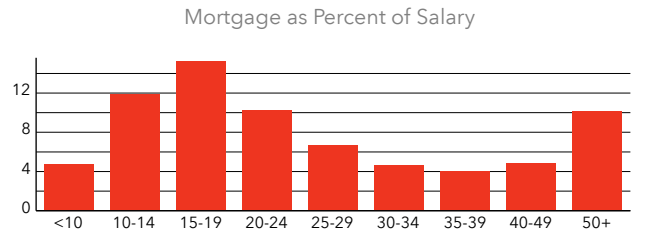
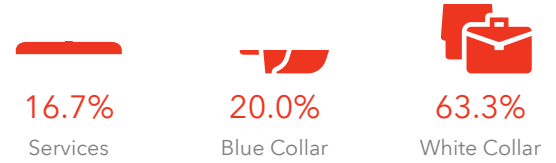
DEMOGRAPHIC INSIGHTS



Source: Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2024, 2018-2022, 2029.

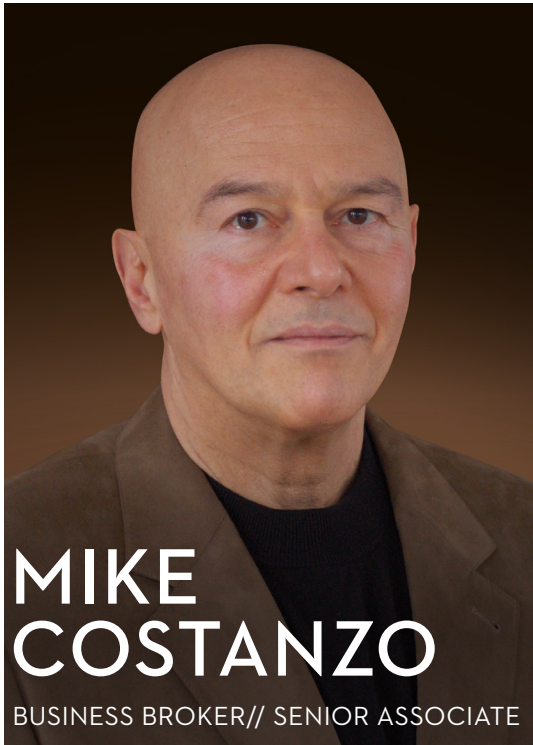
COMMUNITY PROFILE

49,894	N/A	2.36	85.0	36.4	\$83,546	\$417,114	\$115,652	18.4%	70.8%	11.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Under 18	Ages 18-65	Aged 66+



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2

ABOUT YOUR TEAM



MCOSTANZO@JAMESON.COM
312.399.5080

■ ABOUT MIKE

Mike Costanzo is one of the leading consultants and sales advisors in the Chicago marketplace in the area of entertainment and hospitality. He brings many years of experience and expertise to a licensed liquor establishment; whether a nightclub, tavern, restaurant, or liquor retailer. Mike exclusively brokers bars, nightclubs, and restaurants with and without real estate. After more than 25 years of operating and owning bars, Mike brings a comprehensive knowledge base and unique perspective to this market. In the last 20+ years, he has successfully brokered businesses and real estate in Lincoln Park, the Gold Coast, Wrigleyville, Bucktown, Lakeview, Lincoln Square, South & West Loop, River North, River East, and River West.

Mike has consistently produced results for his growing client base in advising them relative to the Chicago marketplace in the areas of food, liquor, retail sales and business brokerage. His record of sales and consistently solid advice has placed him in the top 1% of the Brokers in his market place. When you need an expert, you can call on Mike Costanzo. Mike is both a licensed business broker and a licensed real estate broker.



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

JAMESONCOMMERCIAL.COM