

# 415 N Milwaukee Ave Chicago IL 60654

Great Investment Property in River West Neighborhood of Chicago

CRER



## Broker Information



**Michael Weaver**  
Commercial Broker

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## HIGHLIGHTS

### Price

\$1,600,000

### BUILDING SF

4,080

### TAXES

\$9,621 (2019)

### PARKING

2 Cars

### UNIT MIX

2 Level Retail Space + 1.200+ SF Live-Work

## DESCRIPTION

Great investment property in an exceptional location between Fulton Market, River North & River West, This is a unique mixed-use property with 2 tenants. The first floor is a beautiful loft style space with a fully built out restaurant, excellent space for The Swill Inn. The fully built out high ceiling lower level hosts the Chit Chat Lounge, an intriguing and intimate getaway space for dancing and cocktails below The Swill Inn.

## CURRENT RENT ROLL

## PROFORMA

**Restaurant and Bar** - \$5,100 NET/month - Tenant Pays 75% Taxes

**Restaurant & Bar** - \$6,300 NET/month

**Live-Work Space** - \$2,100 / month

**Live-Work Space** - \$2,600 / month

## TRANSPORTATION / SUBWAY

## COMMUTER RAIL

## TRAFFIC

		Grand Ave Station	7 min walk	0.3 mi	Ogilvie	15 min walk	0.7 mi	N. Milwaukee Ave	13,600
		Clinton Station	10 min walk	0.7 mi	Union Station	20 min walk	1.0 mi	N. Halsted Ave	5,200
		Chicago Ave Station	15 min walk	0.9 mi					



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EXTERIOR AND INTERIOR THE "SWILL INN" PHOTOS





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## INTERIOR LIVE-WORKS SPACE PHOTOS



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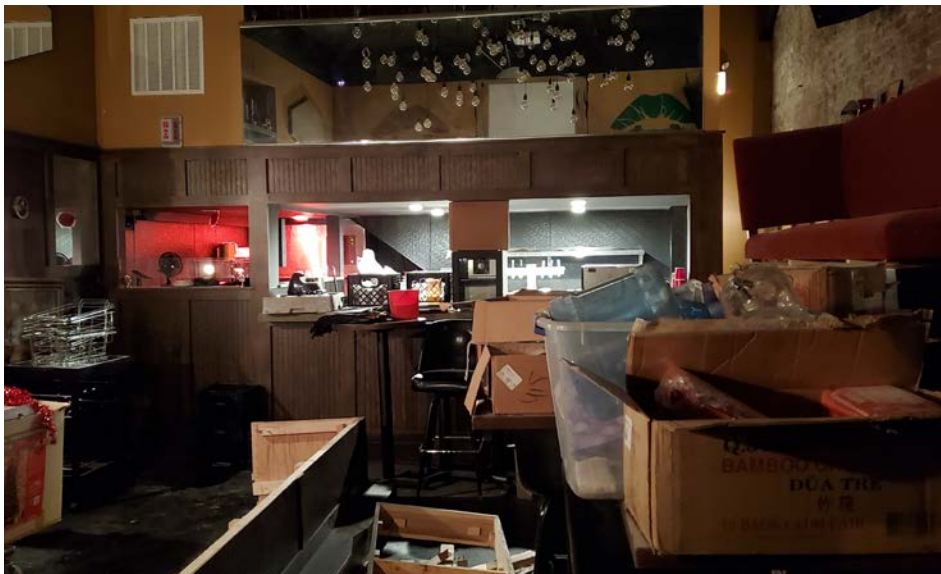


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## INTERIOR LIVE-WORKS SPACE & LOWER LEVEL "CHIT CHAT LOUNGE" PHOTOS



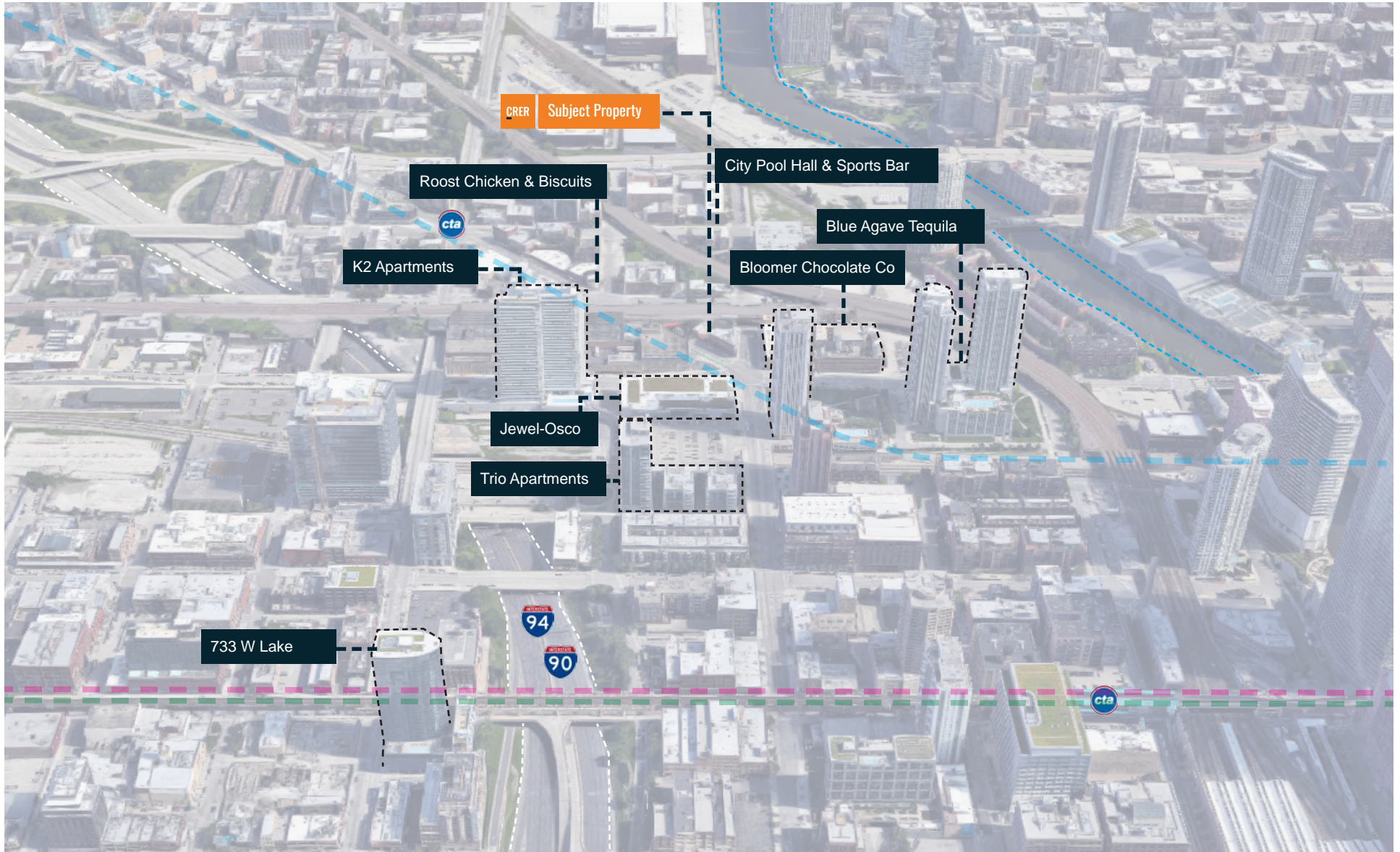


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## AREA MAP



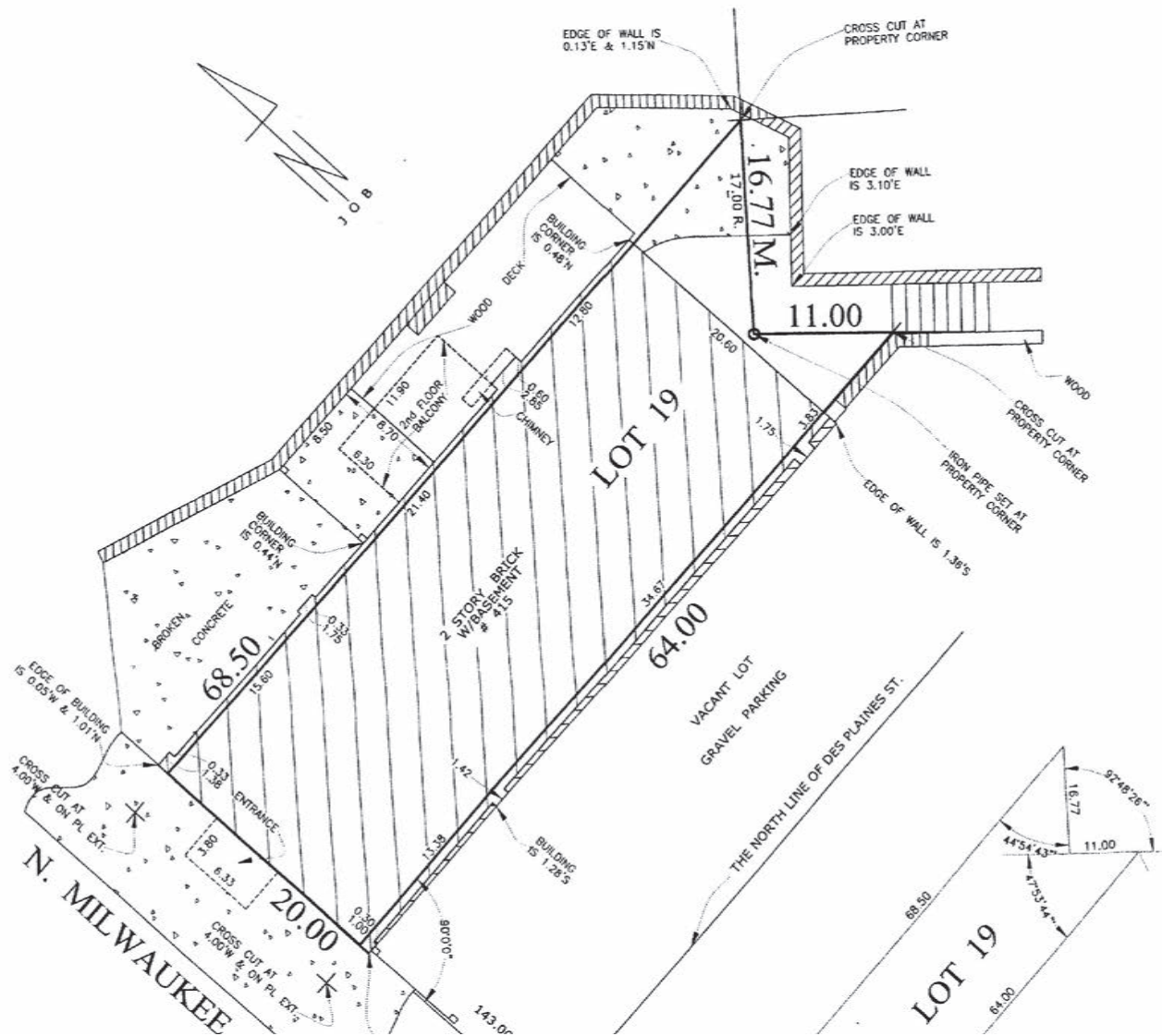
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## SURVEY





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