

# 4423 N. Elston Avenue

CHICAGO, IL 60630

# For Sale

BUSINESS AND BUILDING

## REAL ESTATE FOR SALE WITH PURCHASE OF BUSINESS



- ▶ 2,500 SF retail space available on 3,049 SF lot
- ▶ Incredible opportunity to purchase real estate and established 45 year old Wholesale and Retail Fish Market
- ▶ Building features massive walk-in cooler, freezer, lobster tanks, retail cases, kitchen hood, drive-in door
- ▶ 2nd floor office with full bathroom and large rooftop deck
- ▶ Full architectural plans in place to build out the entire 2nd floor
- ▶ Gut rehabbed in 2011 with upgraded electrical and plumbing
- ▶ USDA certified and licensed facility
- ▶ Wholesale customers include some of the most acclaimed Michelin star restaurants in the city
- ▶ Fishguy.com included with business sale
- ▶ 5,000 emails on bi-monthly newsletter with 40% click rate
- ▶ Real estate for sale with purchase of business
- ▶ Business financials available upon request with completed NDA
- ▶ Real estate priced at \$699,999

### DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	4,137	14,719	57,234
Adj. Daytime Demographics	3,211	10,980	41,293
Estimated Households	1,742	5,821	21,903
Estimated Average Household Income	\$92,122	\$100,411	\$106,648

#### CHUCK WHITLOCK

chuck@baumrealty.com  
312.275.3133

#### STEVE DOLINSKY

steved@baumrealty.com  
773.552.1377



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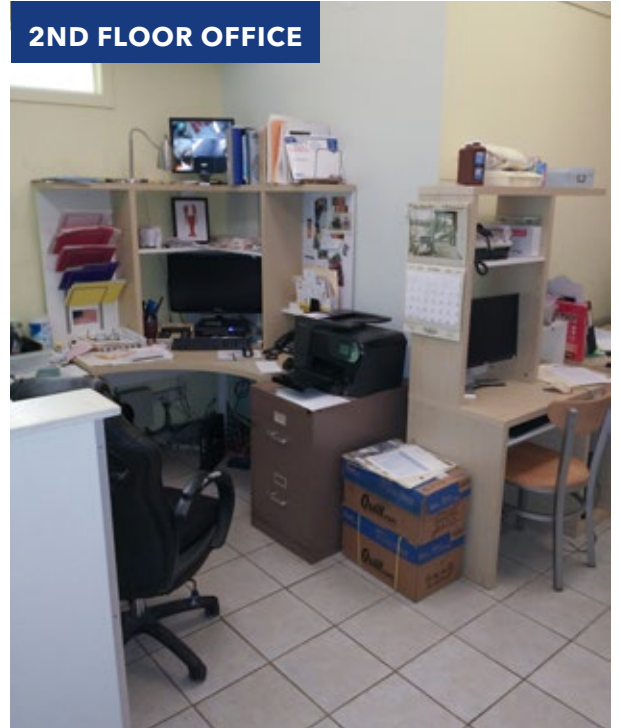
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RETAIL FRONT



2ND FLOOR OFFICE



ROOFTOP



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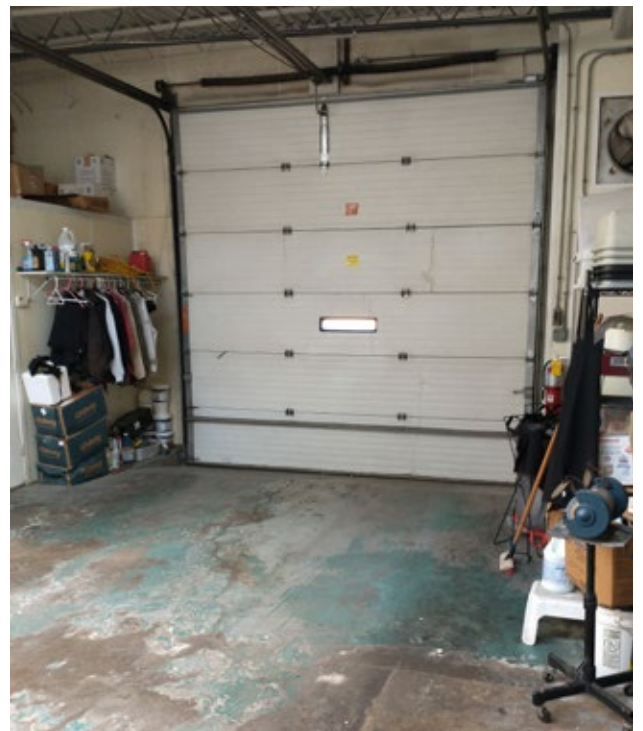
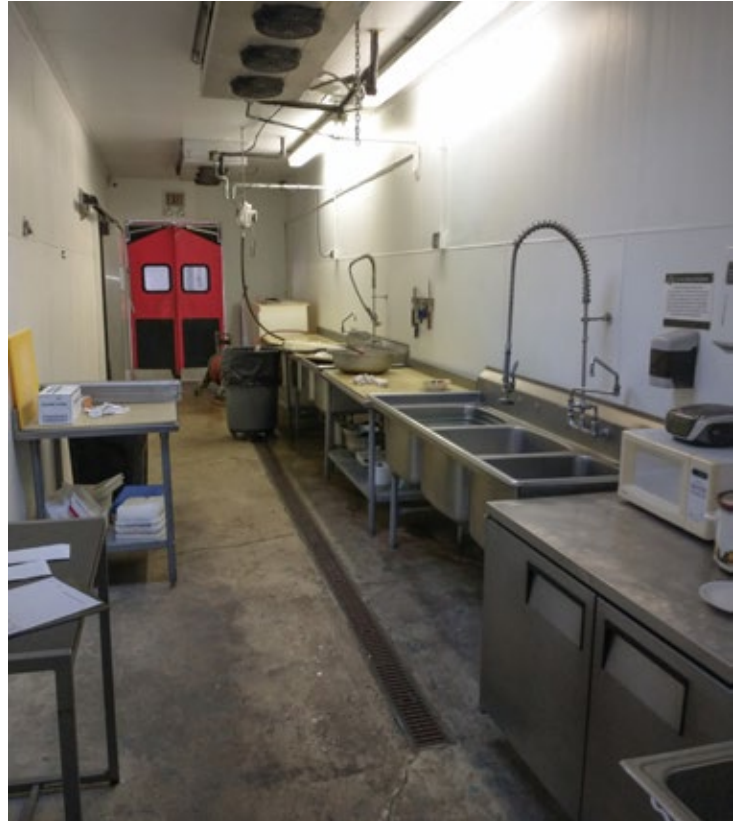
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FIRST FLOOR



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**STEVE DOLINSKY**  
steved@baumrealty.com  
773.552.1377

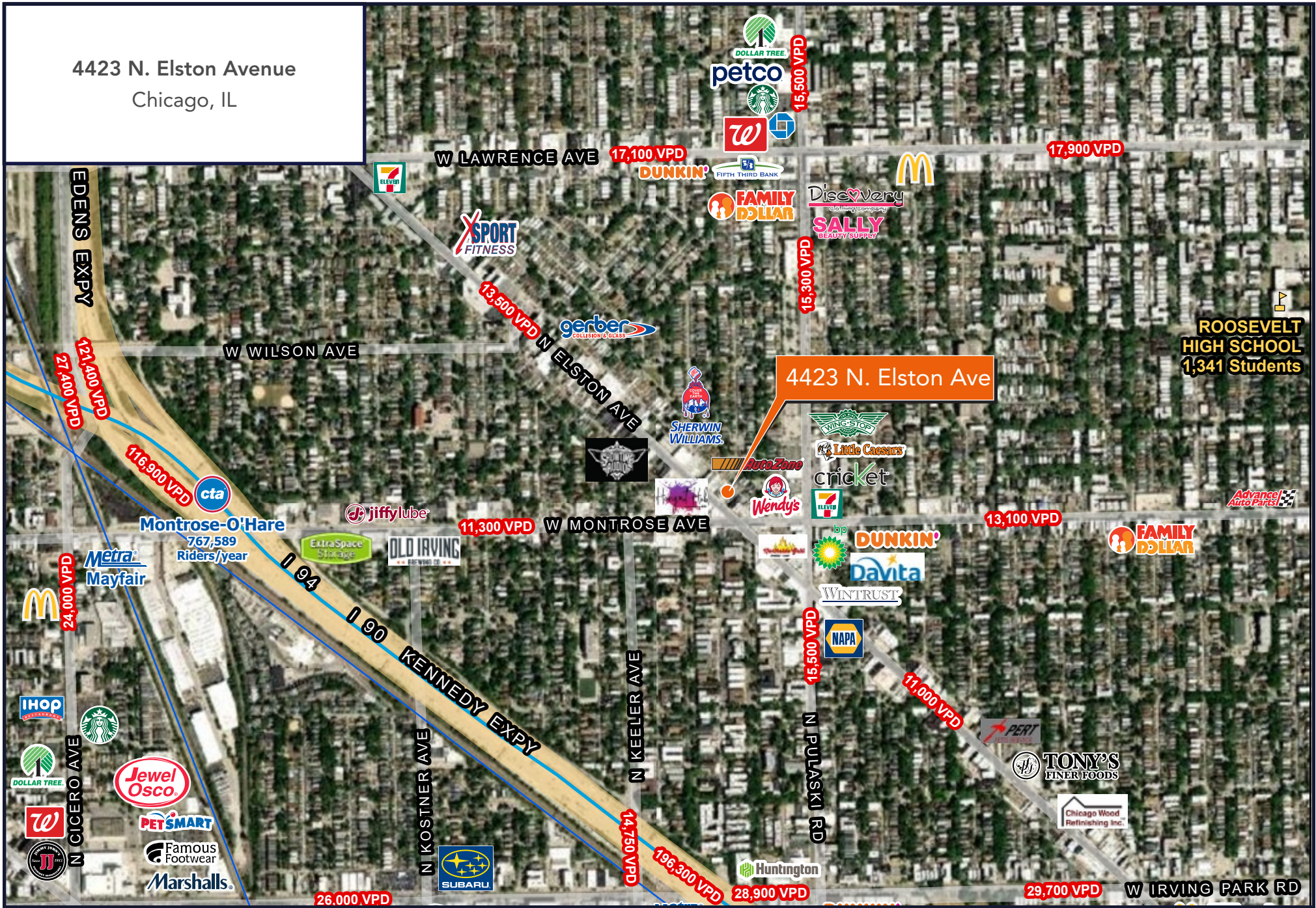


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Chicago, IL



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**ROOSEVELT  
HIGH SCHOOL**  
1,341 Students

**Montrose-O'Hare**  
767,589  
Riders/year

