

Investment Property Available



- **Size: 5,130 SF Building**
- **Zoning: B1-2**
- **Nearby Businesses:**
Cotes Du Rhone, Pasteur, AJ's Grill & Aroma Pizzeria

Price: \$895,000

Edgewater—5350 N. Broadway

Three-story building with two, three bedroom apartments and a restaurant/bar on the first level. The tandem 4 car garage was converted to a kitchen with storage, employee bathroom and office. Possibility of billboard income. Located in the TIF district with great visibility. High traffic counts and dense residential area. Business has Retail Food, Incidental Liquor and Sidewalk Café licenses. Please contact listing agent for more details or to schedule a showing.

OPERATING BUSINESS. PLEASE DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



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