

SALE

434 W. ONTARIO PROFESSIONAL BUILDING

434 W. Ontario Chicago, IL 60654



PROPERTY DESCRIPTION

Four-story, River North, heavy timber loft building. Stable cash flow with long-term tenants or DX-7 zoning provides a rare development opportunity. The building can have an additional two (2) stories added on top which increases the cash flow, or, can be an incredible owner's unit. Current tenants include an excellent Italian restaurant, a dental office, a general office and a former architect's space that is currently available if the purchaser wants to be an owner occupant. Tax appeal in process.

PROPERTY HIGHLIGHTS

- 4 story, wood loft, office building
- DX-7 zoning (potential for 2 additional floors to be added)
- Stable cash flow (dental office, restaurant, 2 floors of office space)

OFFERING SUMMARY

Sale Price:	\$4,350,000
Number of Units:	4
Lot Size:	4,736 SF
Building Size:	24,810 SF
Zoning:	D-7
APN:	17091270190000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	61,698	238,270	451,039
Total Population	86,844	410,151	877,887
Average HH Income	\$137,721	\$138,871	\$115,166

Bruce Heller
312 915 4722

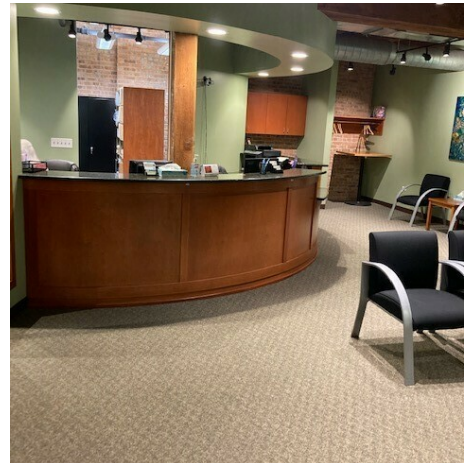
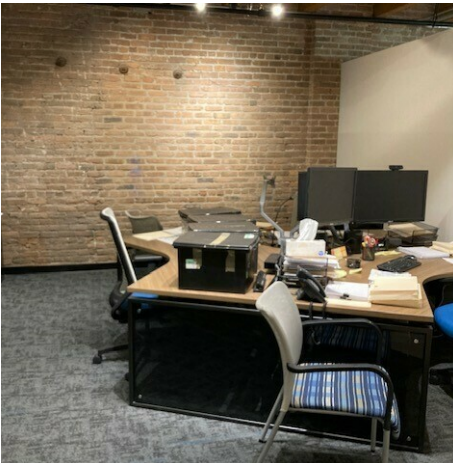


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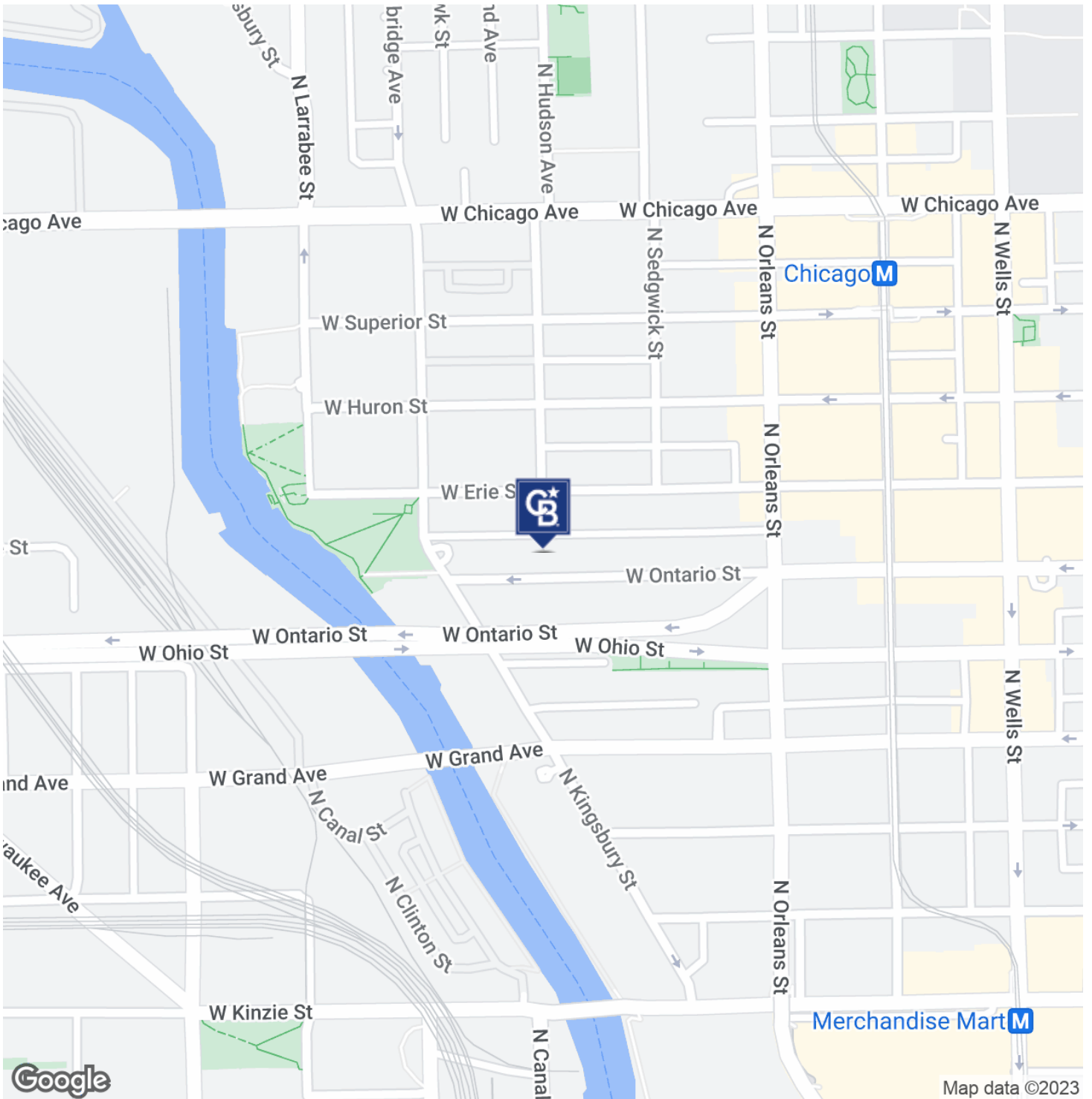


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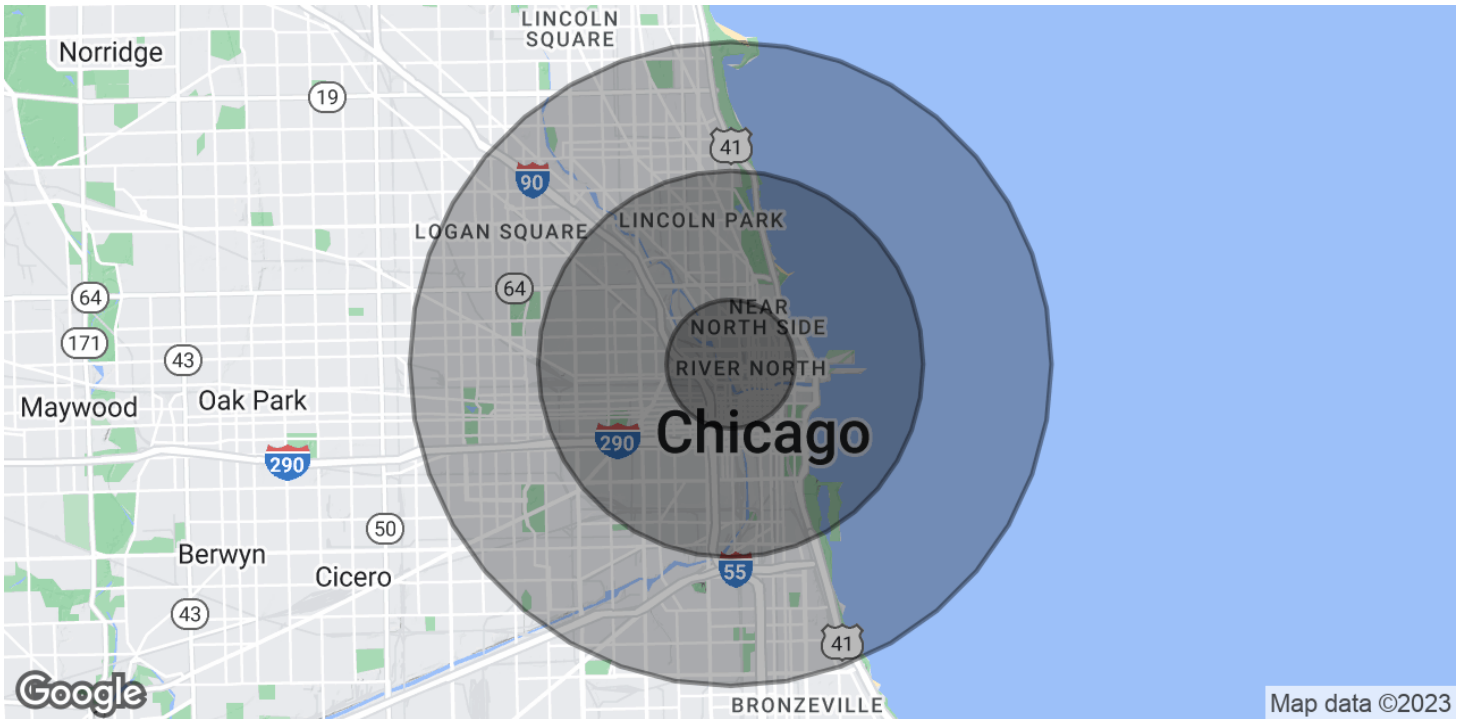


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	86,844	410,151	877,887
Average Age	35	34.5	34.1
Average Age (Male)	34.7	34.5	33.7
Average Age (Female)	34.9	34.8	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	61,698	238,270	451,039
# of Persons per HH	1.4	1.7	1.9
Average HH Income	\$137,721	\$138,871	\$115,166
Average House Value	\$465,213	\$499,956	\$422,031

* Demographic data derived from 2020 ACS - US Census

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