

OFFERING MEMORANDUM

4801 W. Chicago Avenue // Austin

Chicago, IL 60651



4801 W. Chicago Avenue

OFFERED BY:

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BAUM REALTY GROUP, LLC

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Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale 4801 W. Chicago Avenue (the "Property"), consisting of approximately 32,931.25 square feet (0.76 acres) land site, with four (4) existing single-story buildings and one (1) existing three-story building totaling approximately 25,904 square feet in Chicago's Austin neighborhood. The Property, sold AS-IS, WHERE-IS, offers ripe potential development or redevelopment in a rapidly appreciating neighborhood.

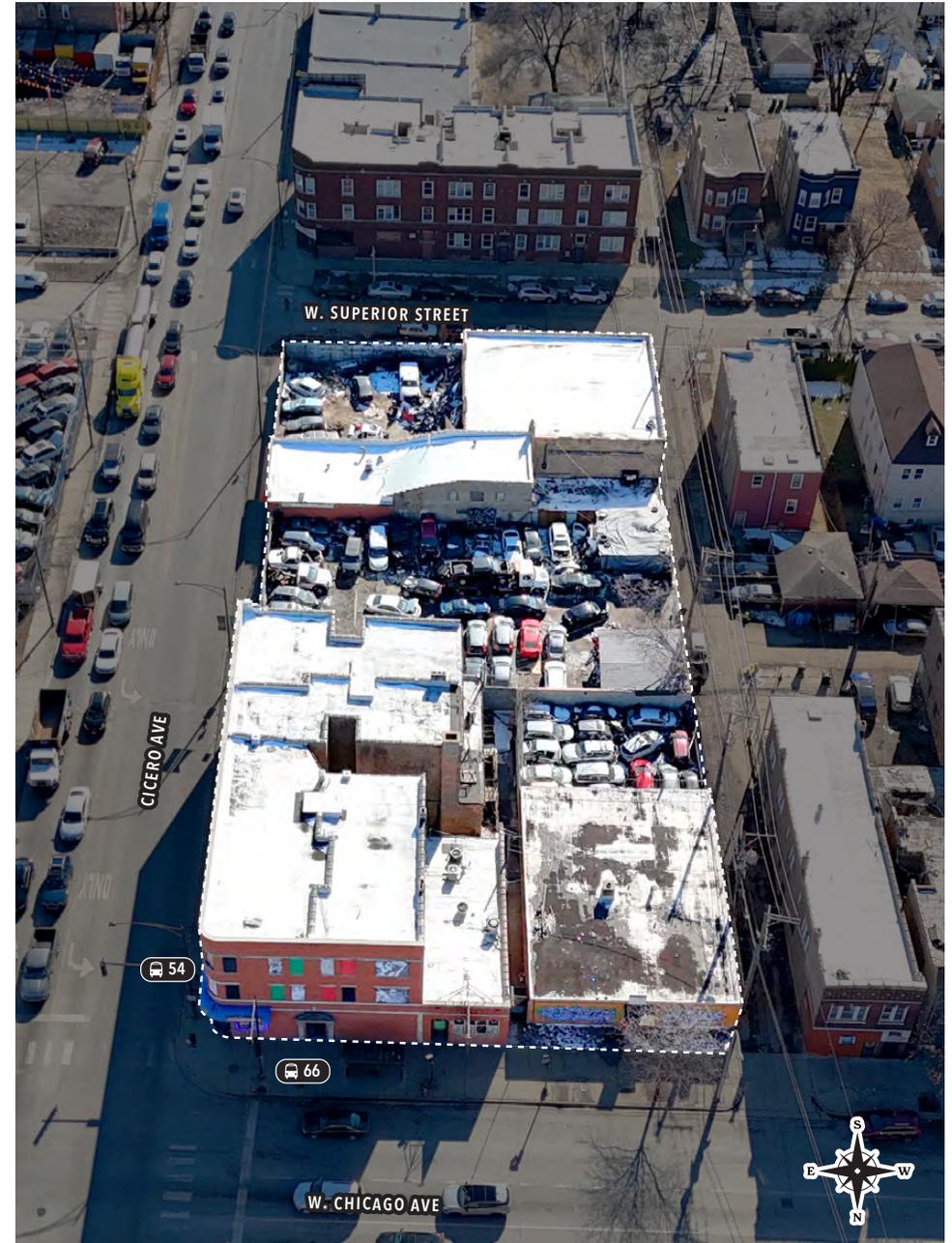
Sale Price: **\$1,750,000**

LOCATION HIGHLIGHTS

- ▶ Superb Visibility: Rare dual-thoroughfare location on the hard corner of Chicago & Cicero
- ▶ Prime Chicago Avenue Neighborhood Opportunity Fund eligible corridor
 - ▶ Austin Village (AV) Special Service Area (SSA): Chicago Avenue Corridor
- ▶ Excellent transportation access: Chicago & Cicero Bus Stops adjacent to building, 12-minute walk to Lake / Cicero Green CTA station, I-290 within 1.5 miles, and Truck Class II & III routes for downtown and airport distribution.
- ▶ Surrounded by major development momentum in Austin, Humboldt Park, West Town and the \$128M Chicago Police & Firefighter Training Academy / Boys & Girls Club just blocks away.
- ▶ Rare rectangle corner lot located in a rapidly appreciating corridor with adaptive reuse and/ or ground-up development potential
- ▶ Exceptional commuter convenience with a 9.46/10 Transit Score and direct proximity to Chicago's urban core

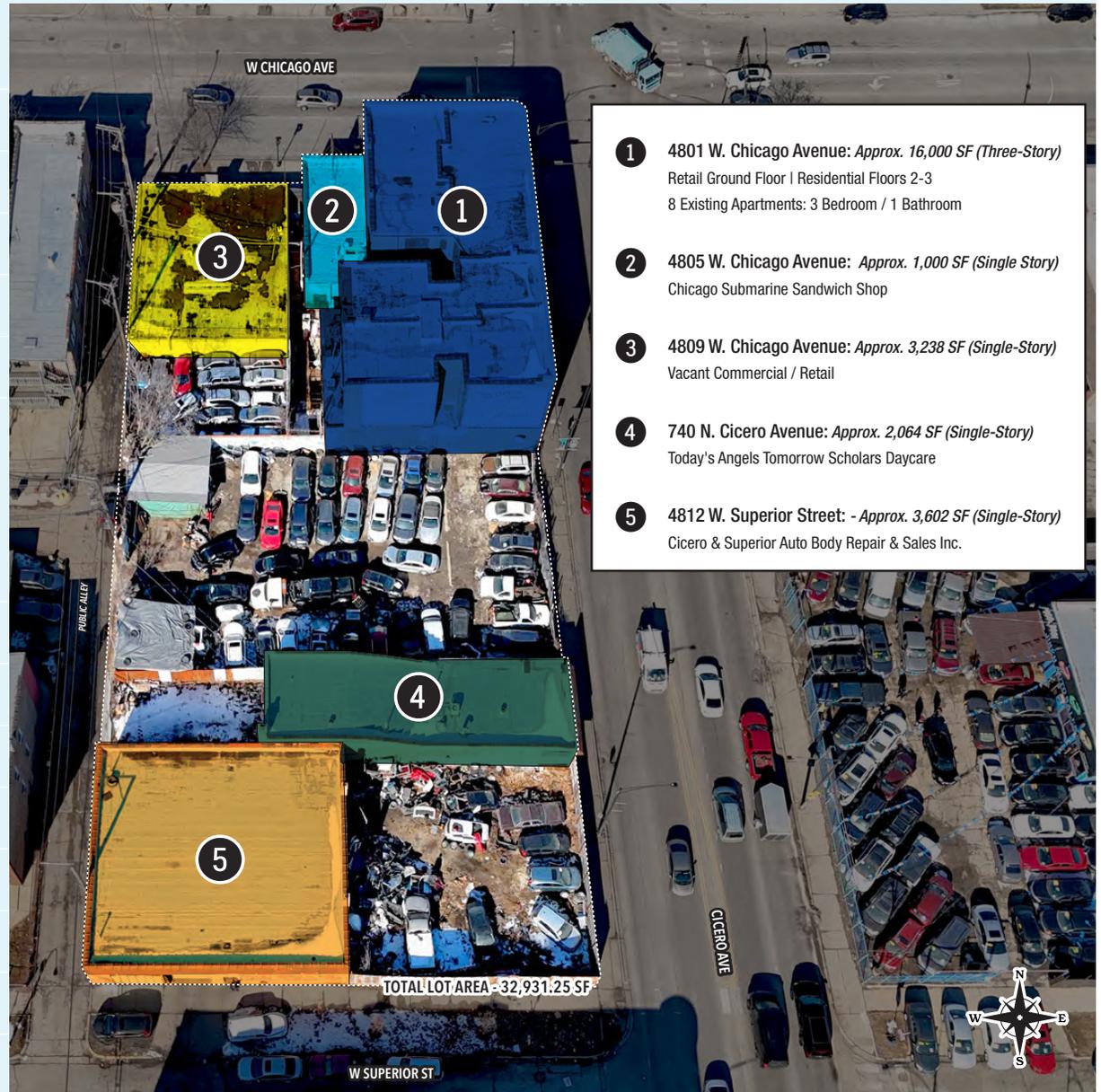
INVESTMENT HIGHLIGHTS

- ▶ 32,931.25 SF rectangle corner lot
- ▶ 72,449 Buildable SF - ripe for development
- ▶ B3-2 Zoning "As-of-Right" - residential permitted
- ▶ High Visibility: 14,500 VPD on Chicago Avenue / 26,600 VPD on Cicero Avenue
- ▶ Located within city, state, and federal Incentive Zones



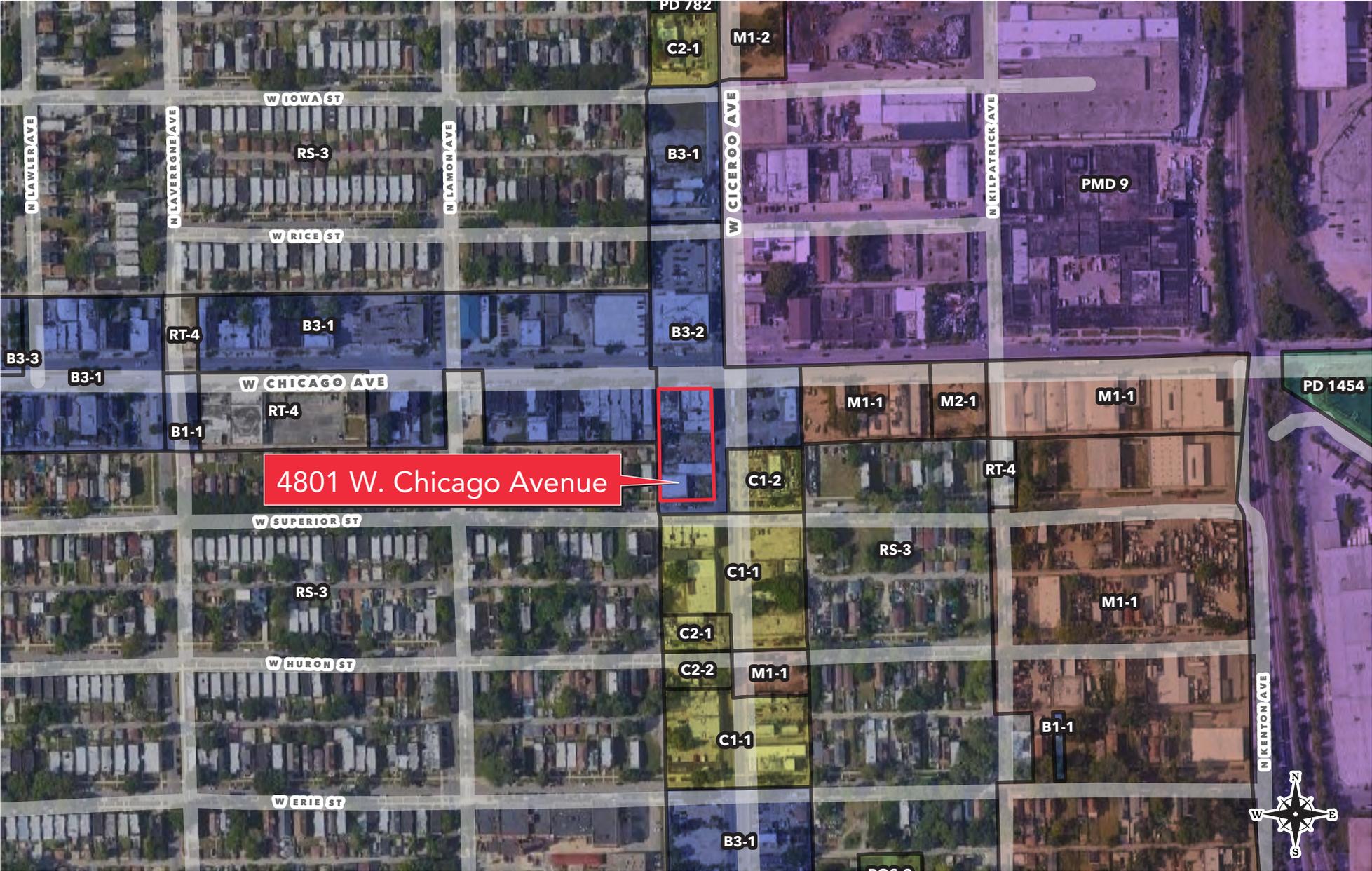
PROPERTY SPECIFICATIONS

| | |
|---------------------------|---|
| Property Address: | 4801 W. Chicago Avenue Chicago, IL 60651 |
| Parcel ID Number: | 16.09.204.(027-033).0000 |
| Total Lot Area: | 32,931.25 SF |
| Property Lot Dimensions: | 263.45' N/S x 125' E/W |
| Frontage: | 263.45' on N. Cicero Avenue 125' on W. Chicago Avenue |
| Est. Building Area(s): | 4801 W. Chicago Avenue – Approx. 16,000 SF (Three-Story) 4805 W. Chicago Avenue – Approx. 1,000 SF (Single Story) 4809 W. Chicago Avenue – Approx. 3,238 SF (Single-Story) 740 N. Cicero Avenue - Approx. 2,064 SF (Single-Story) 4812 W. Superior Street – Approx. 3,602 SF (Single-Story) |
| Est. Total Building Area: | Approx. 25,904 SF |
| Total Number of Stories: | One (1) & Three (3) |
| Year Built: | Est. 1950 |
| Building Construction: | Masonry, Concrete, Steel & Timber |
| Power: | 240V / 400A / 3 Phase |
| Utilities: | Individually Metered |
| Zoning: | B3-2 |
| Real Estate Taxes (2025): | \$77,886 |



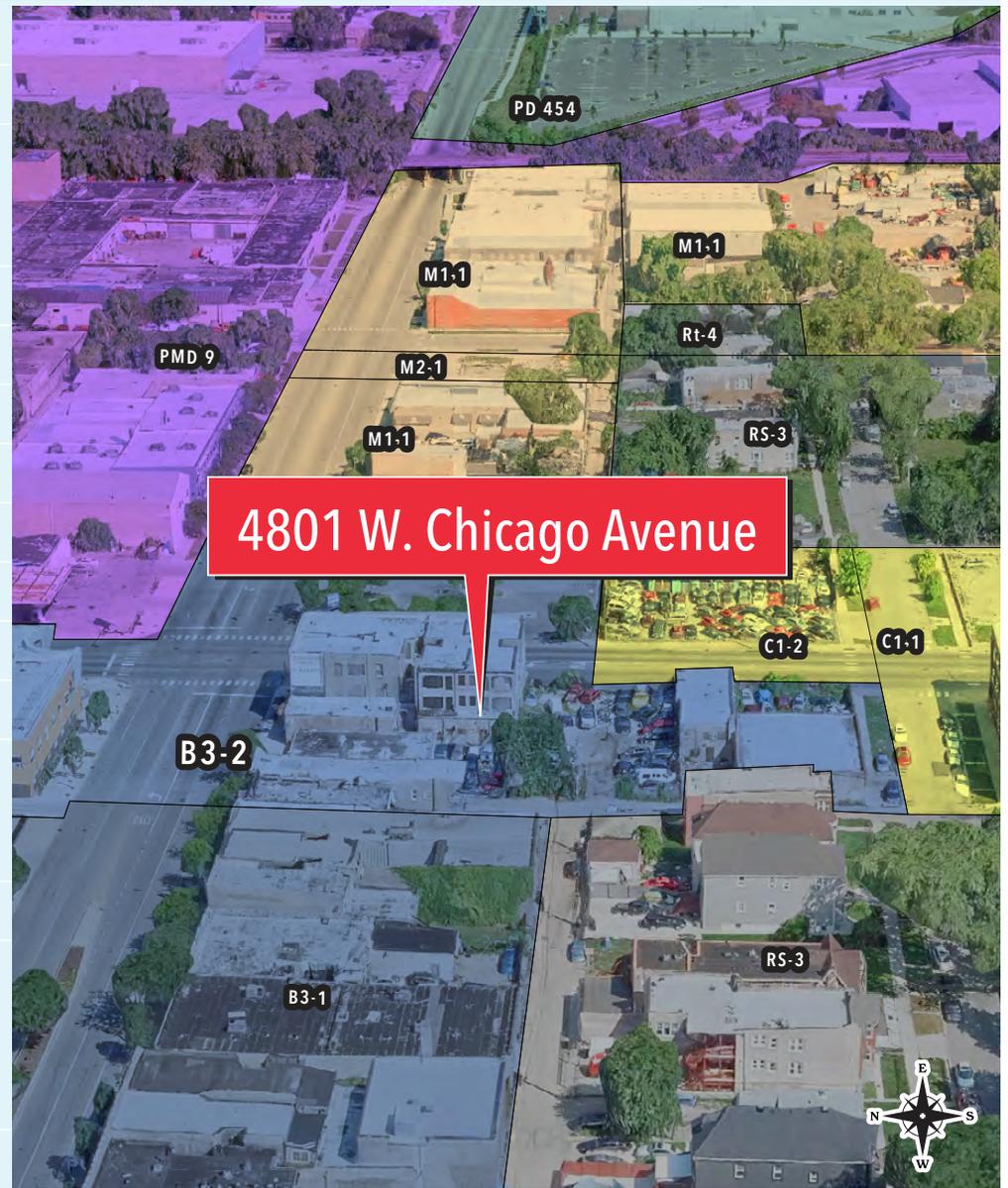
- 1 4801 W. Chicago Avenue: Approx. 16,000 SF (Three-Story)
Retail Ground Floor | Residential Floors 2-3
8 Existing Apartments: 3 Bedroom / 1 Bathroom
- 2 4805 W. Chicago Avenue: Approx. 1,000 SF (Single Story)
Chicago Submarine Sandwich Shop
- 3 4809 W. Chicago Avenue: Approx. 3,238 SF (Single-Story)
Vacant Commercial / Retail
- 4 740 N. Cicero Avenue: Approx. 2,064 SF (Single-Story)
Today's Angels Tomorrow Scholars Daycare
- 5 4812 W. Superior Street: - Approx. 3,602 SF (Single-Story)
Cicero & Superior Auto Body Repair & Sales Inc.

ZONING MAP



ZONING ANALYSIS

| | | |
|---|---|-------|
| Zoning Classification: | B3-2 | |
| General Description: | Community Shopping District | |
| B3 Primary Purpose: | Intended to be applied to large sites that have primary access to major streets. It may also be used along streets to accommodate retail and service use types that are not allowed in B1 and B2 districts. | |
| Lot Size (SF) | 32,931.25 | |
| Floor to Area Ratio (FAR): | 2.2 | |
| Maximum Area allowed per FAR (SF * FAR): | 72,449 | |
| Maximum Unit Count: | 35 | |
| Minimum Required Commercial Ground Floor Area (SF): | 20% of Lot Area | |
| Residential: | Allowed above ground floor | |
| Front Setbacks: | None | |
| Floor-to-Floor Height of Ground Floor Space: | 13' | |
| Minimum Lot Area Per Unit: | Dwelling Units | 1,000 |
| | Efficiency Units | 700 |
| | Per SRO Units | 700 |
| Maximum Number of Efficiency Units (With no eTOD) | 20% | |
| Percentage ARO | 20% 60% AMI | |
| | 16% 50% AMI | |
| | 13% 40% AMI | |
| | 10% 30% AMI | |
| Maximum Building Height (feet) | 50' | |





POTENTIAL DEVELOPMENT RENDERING

Community Center & Apartments



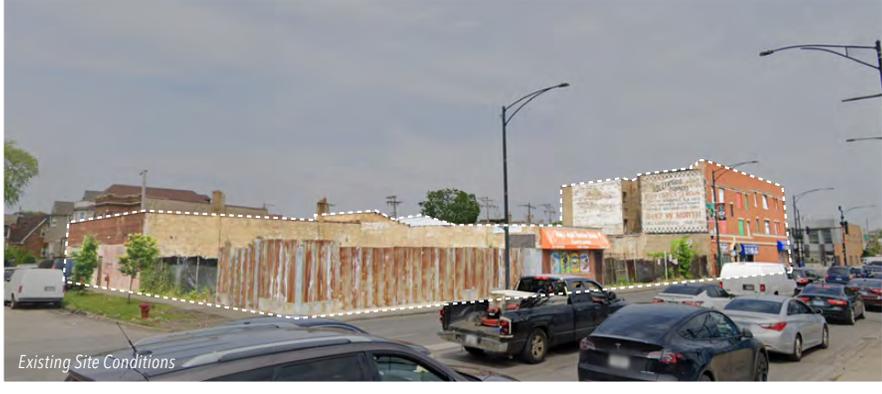
AI Generated Conceptual Rendering



Existing Site Conditions

POTENTIAL DEVELOPMENT RENDERING

Charter School



LOCATION BASED INCENTIVES



For more information, click above or visit <https://linktr.ee/BaumRealtyIndustrial>

TAX INCREMENT FINANCING (TIF):

Northwest Industrial Corridor

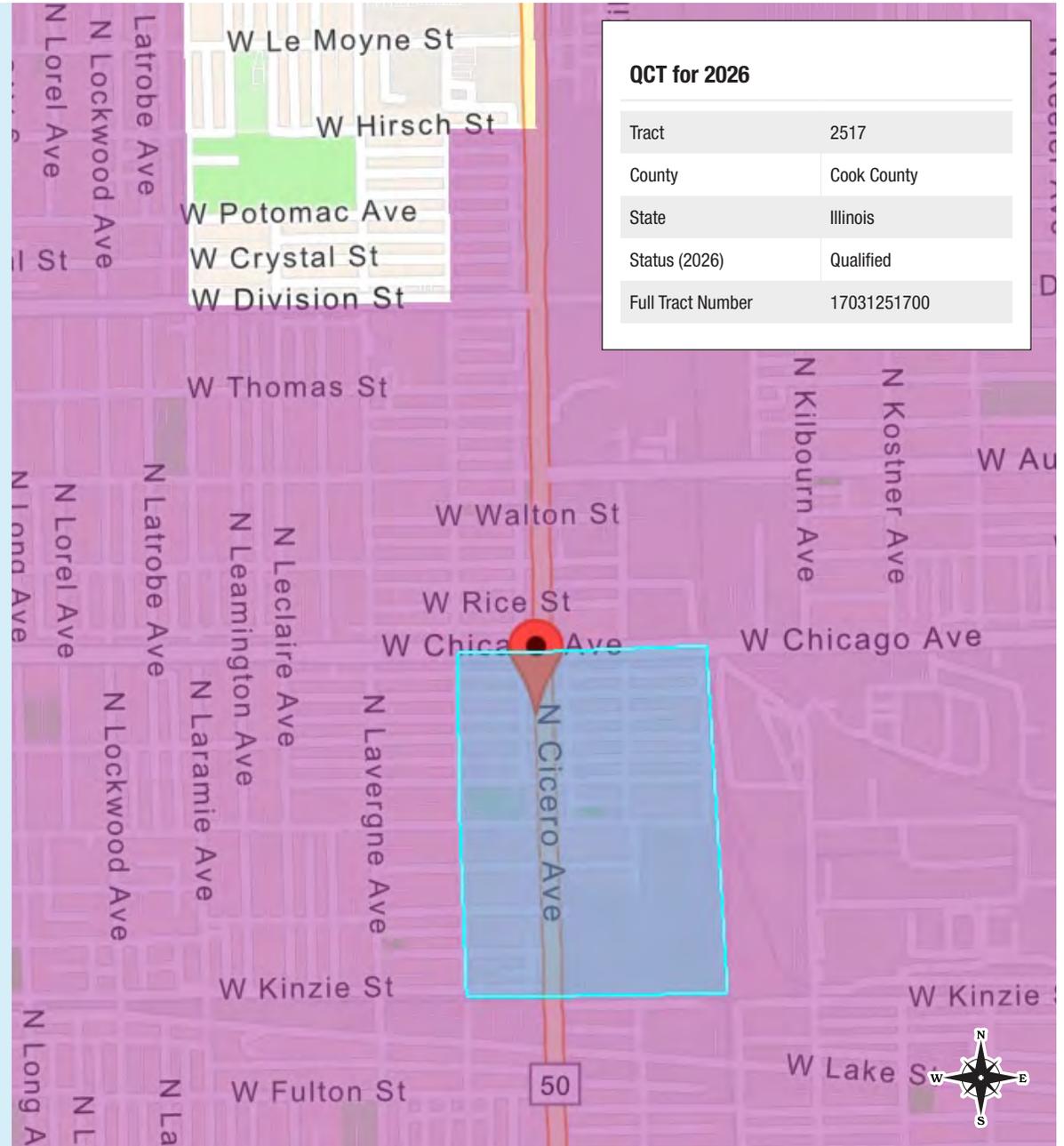
SMALL BUSINESS IMPROVEMENT FUND (SBIF):

Northwest Industrial Corridor

ENTERPRISE ZONE:

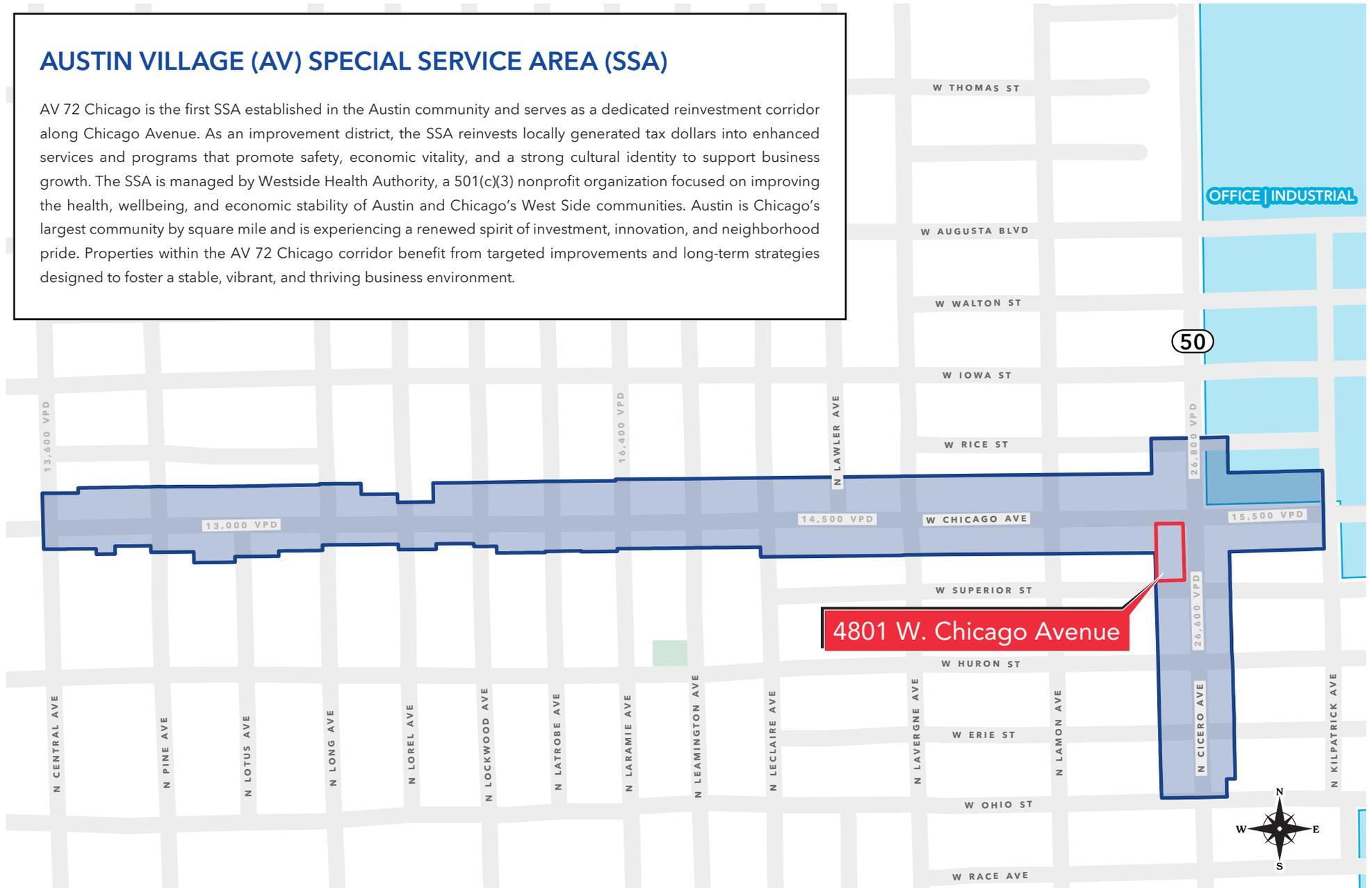
EZ 5

| | |
|------------------------|---|
| Community Area: | Austin |
| Submarket: | Northwest Chicago |
| Ward Alderman: | 37th Ald. Emma Mitts |
| Community Non-Profits: | Greater Northwest Chicago Development Corporation West Humboldt Park Development Council |



AUSTIN VILLAGE (AV) SPECIAL SERVICE AREA (SSA)

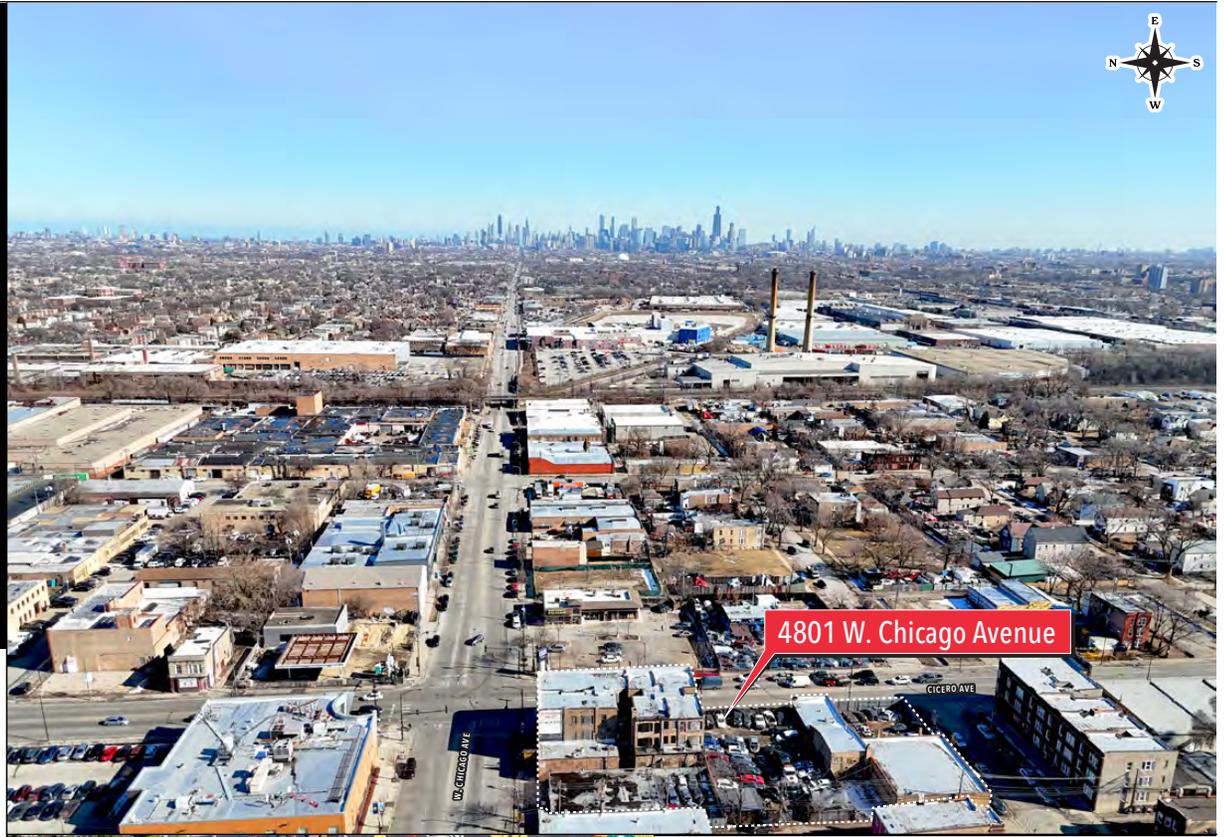
AV 72 Chicago is the first SSA established in the Austin community and serves as a dedicated reinvestment corridor along Chicago Avenue. As an improvement district, the SSA reinvests locally generated tax dollars into enhanced services and programs that promote safety, economic vitality, and a strong cultural identity to support business growth. The SSA is managed by Westside Health Authority, a 501(c)(3) nonprofit organization focused on improving the health, wellbeing, and economic stability of Austin and Chicago's West Side communities. Austin is Chicago's largest community by square mile and is experiencing a renewed spirit of investment, innovation, and neighborhood pride. Properties within the AV 72 Chicago corridor benefit from targeted improvements and long-term strategies designed to foster a stable, vibrant, and thriving business environment.



Austin / Soul City Corridor Overview

The Soul City Corridor along Chicago Avenue in Austin is an emerging commercial and cultural district shaped by a multi-phase streetscape improvement effort led by the City of Chicago in partnership with community stakeholders. The recently completed first phase of improvements, known as Soul City West, delivered approximately \$8.7 million in roadway and public-realm upgrades between Austin Boulevard and Central Avenue, with additional phases planned east toward Cicero Avenue to further strengthen connectivity and establish a more cohesive neighborhood spine.

The corridor benefits from enhanced walkability, CTA bus service along Chicago Avenue, convenient access to nearby arterial roadways, and a dense surrounding residential base that supports consistent daily activity. 4801 W. Chicago Avenue sits within the broader Soul City Corridor, positioned to benefit from ongoing and future public investment and placemaking efforts that are redefining Chicago Avenue as a safer, more walkable, and increasingly vibrant neighborhood environment supportive of long-term growth and livability.



Mayor Brandon Johnson and other officials celebrate the completion of the \$8.7 million Soul City West corridor streetscape improvements in Austin on May 23, 2025. (Image source: Lamar Johnson Collaborative)

ACCESS & TRANSPORTATION

Austin is served by CTA bus routes along Chicago Avenue and nearby arterial streets, with access to the CTA Green Line at stations to the east and west.

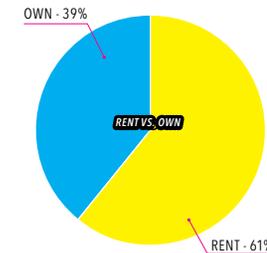
The corridor offers convenient access to I-290 via nearby on-ramps, providing direct connections to Downtown Chicago and the western suburbs.

O'Hare International Airport ~25-30 min drive Midway International Airport ~25-30 min drive Chicago CBD / The Loop ~20-25 min drive

AREA FEEL

Urban Suburban Mix

INCOME & HOUSING



Median Household Income

\$47,498

Median Home Value

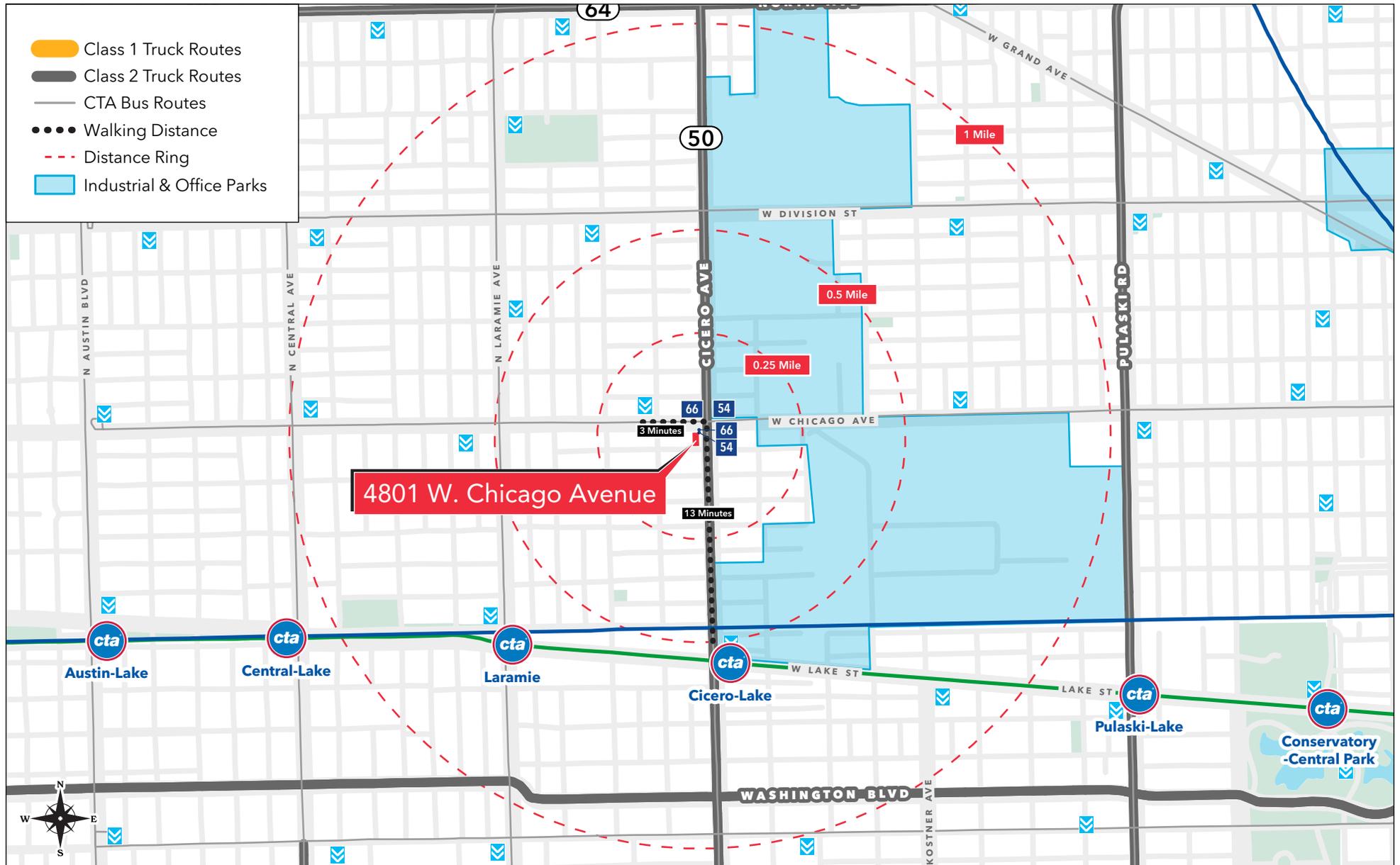
\$254,183

Median Rent

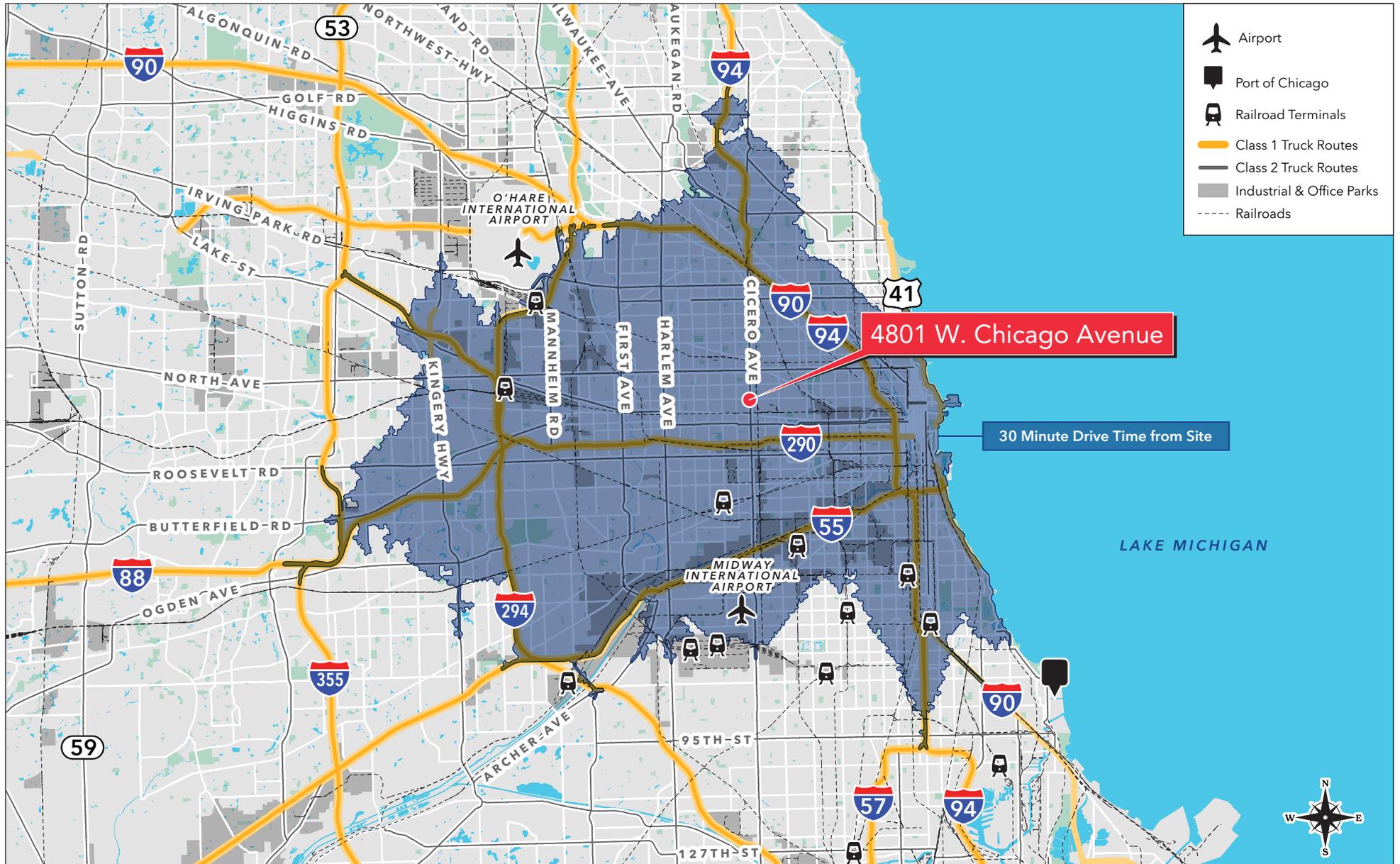
\$1,129

Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

TRUCK ROUTES & PUBLIC TRANSPORTATION MAP



30-MINUTE DRIVE TIME MAP





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