

JAMESON.

1847

W GRAND AVE, UNIT 1W | CHICAGO  
FOR SALE

BARRY KADISH  
COMMERCIAL REAL ESTATE SPECIALIST  
312.502.5297  
BKADISH@JAMESON.COM



# EXECUTIVE SUMMARY



## BUILDING SIZE

13,000 SF

## UNIT SIZE

1,600 SF

## YEAR BUILT

2008

## ZONING

B2

## PROPERTY TYPE

COMMERCIAL CONDO

## OFFERED AT

\$350,000

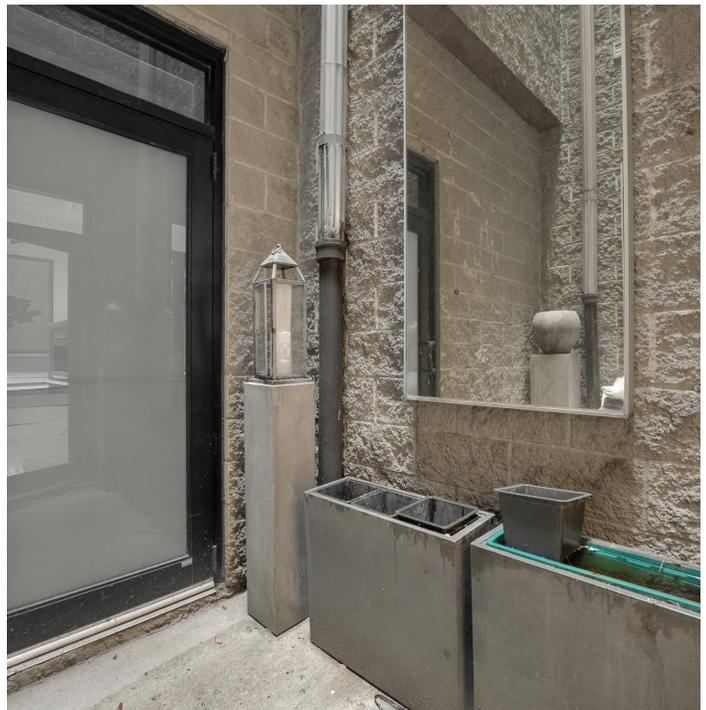
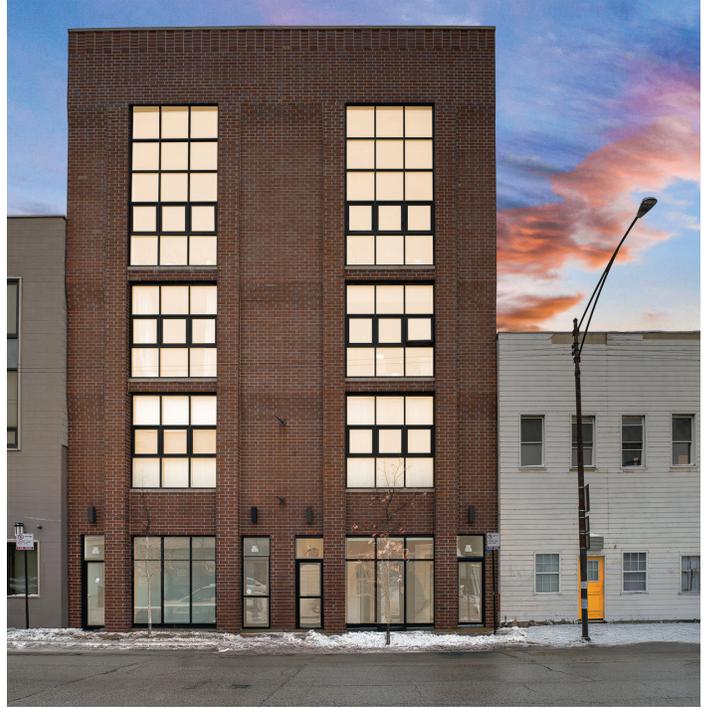
## PROPERTY DESCRIPTION

1847 W. GRAND AVE IS A 1600-SQUARE-FOOT COMMERCIAL CONDO LOCATED IN THE HIGHLY TRENDY GRAND AVENUE DESIGN DISTRICT IN THE WEST TOWN AREA, SURROUNDED BY NUMEROUS NEW RESTAURANTS, SHOPS AND MANY NEW RESIDENTIAL BUILDINGS. THE SPACE HAS BEEN COMPLETELY REMODELED TO THE HIGHEST STANDARDS, FEATURING POLISHED CONCRETE FLOORING AND AN ELEVEN-FOOT CEILING WITH HIGH END LED LIGHTING. IT INCLUDES A BEAUTIFUL IN-UNIT KITCHENETTE, COMPLETE WITH CUSTOM CABINETRY AND APPLIANCES. ADDITIONALLY, THE UNIT OFFERS AN OUTDOOR SHARED SPACE. AT THE REAR OF THE UNIT, THERE IS AN EIGHT-BY-EIGHT GARAGE DOOR FOR LOADING AND UNLOADING. THE HEATING AND AIR CONDITIONING SYSTEMS HAVE BEEN UPDATED. PLEASE NOTE THAT THE DECORATIVE LIGHTING FIXTURES AND NON-ATTACHED FIXTURES ARE NOT INCLUDED.

EXTERIOR PHOTOS

1847 W GRAND AVE, UNIT 1W

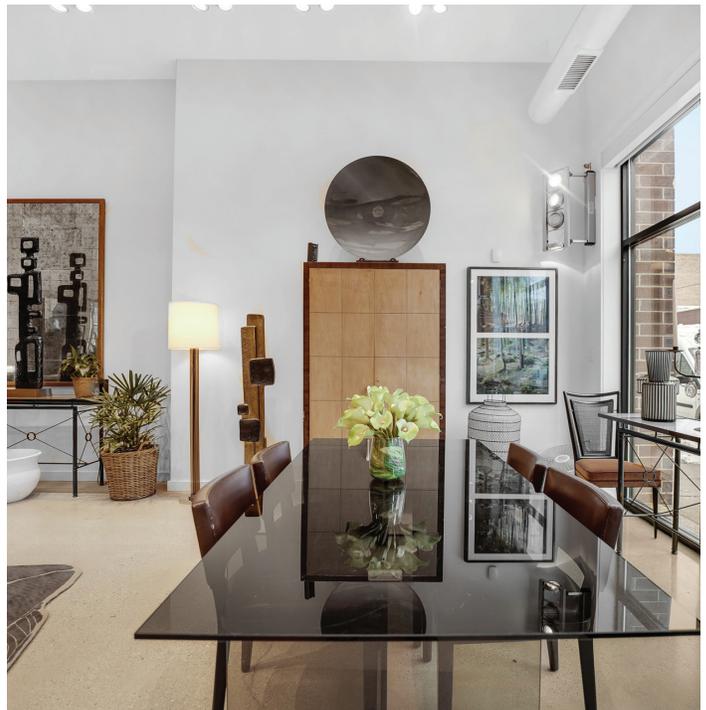
CHICAGO IL



INTERIOR PHOTOS

1847 W GRAND AVE, UNIT 1W

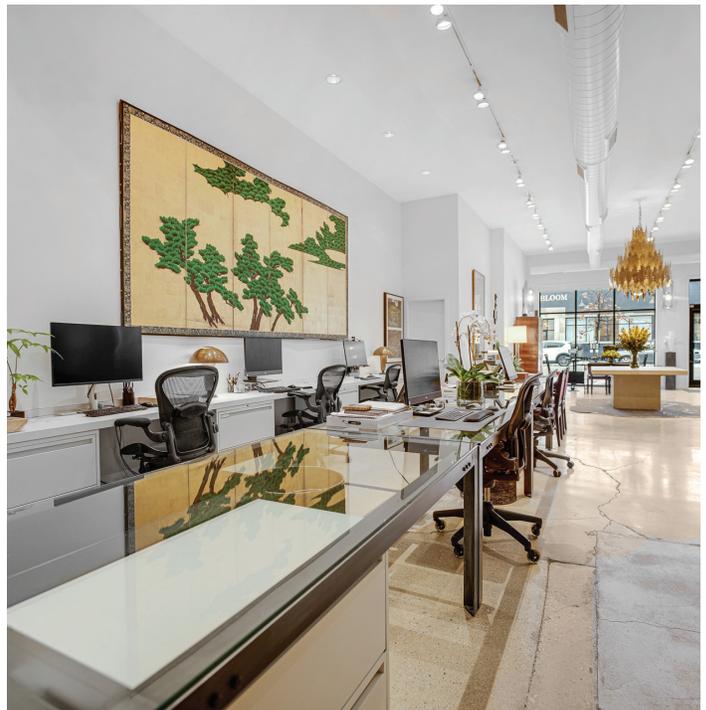
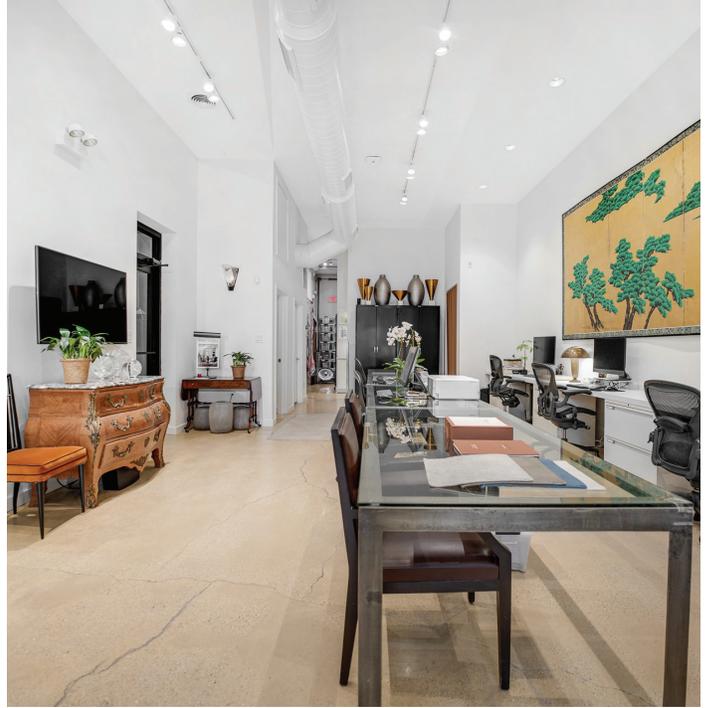
CHICAGO IL



# INTERIOR PHOTOS

1847 W GRAND AVE, UNIT 1W

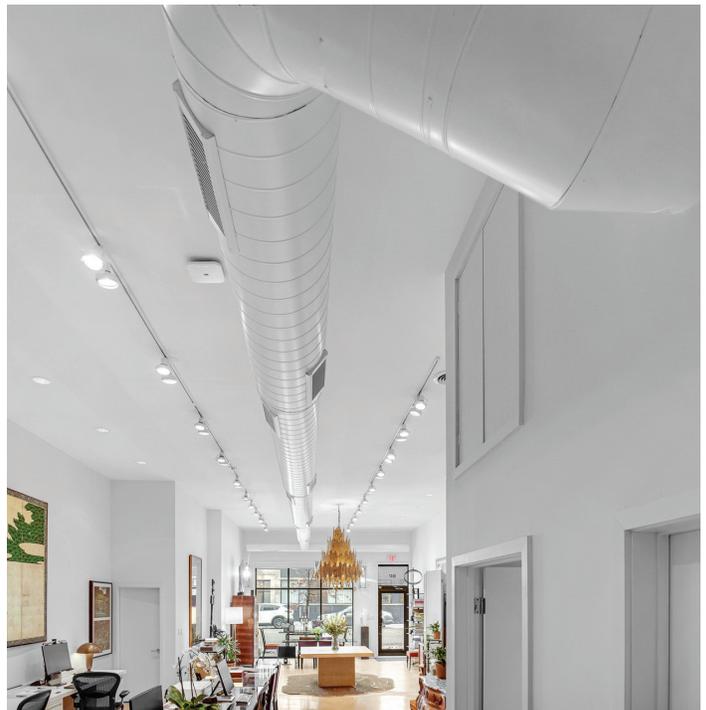
CHICAGO IL



**INTERIOR PHOTOS**

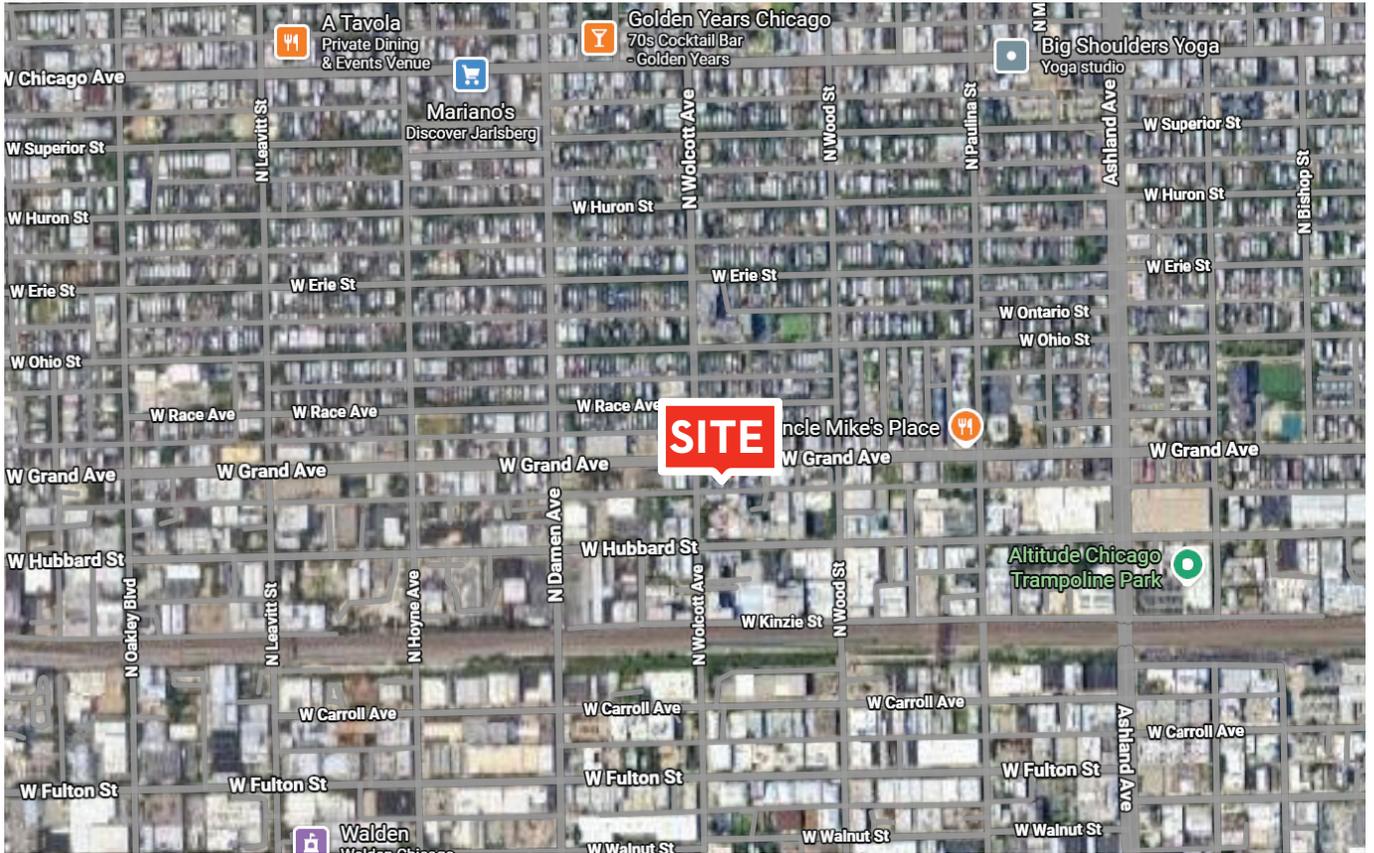
1847 W GRAND AVE, UNIT 1W

CHICAGO IL

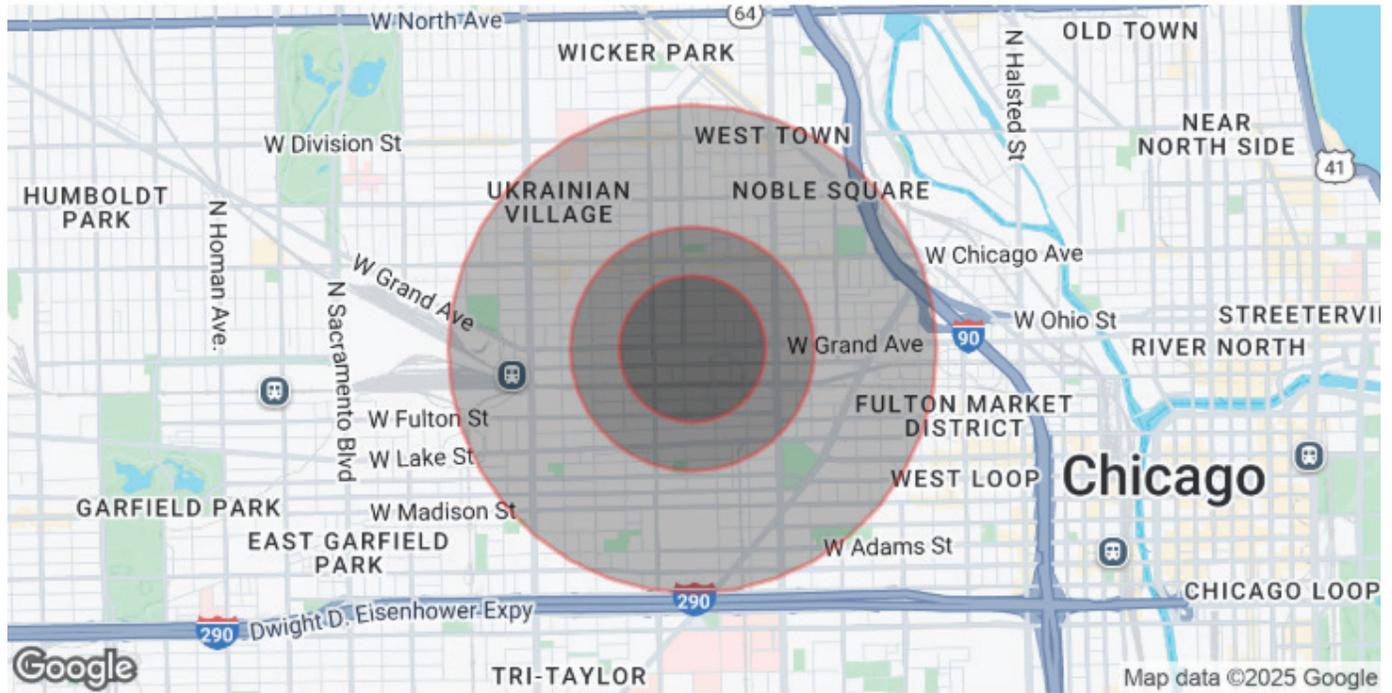


# AERIAL

1847 W GRAND AVE, UNIT 1W  
CHICAGO IL



**DEMOGRAPHIC MAP & DATA**  
 1847 W GRAND AVE, UNIT 1W  
 CHICAGO IL



**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,214	10,728	51,282
Average Age	36	36	36
Average Age (Male)	35	36	36
Average Age (Female)	36	36	36

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	975	5,018	25,642
# of Persons per HH	2.3	2.1	2
Average HH Income	\$169,138	\$172,484	\$162,636
Average House Value	\$841,756	\$762,302	\$699,748

*Demographics data derived from AlphaMap*

# DEMOGRAPHICS

1847 W GRAND AVE, UNIT 1W  
CHICAGO IL

## DEMOGRAPHIC SUMMARY

1847 W Grand Ave, Chicago, Illinois, 60622  
Ring of 1 mile

## KEY FACTS

52,437

Population



27,237

Households

33.8

Median Age

\$97,367

Median Disposable Income

## EDUCATION

4%

No High School Diploma



9%

High School Graduate



13%

Some College



74%

Bachelor's/Grad/Prof Degree

## INCOME



\$124,515

Median Household Income



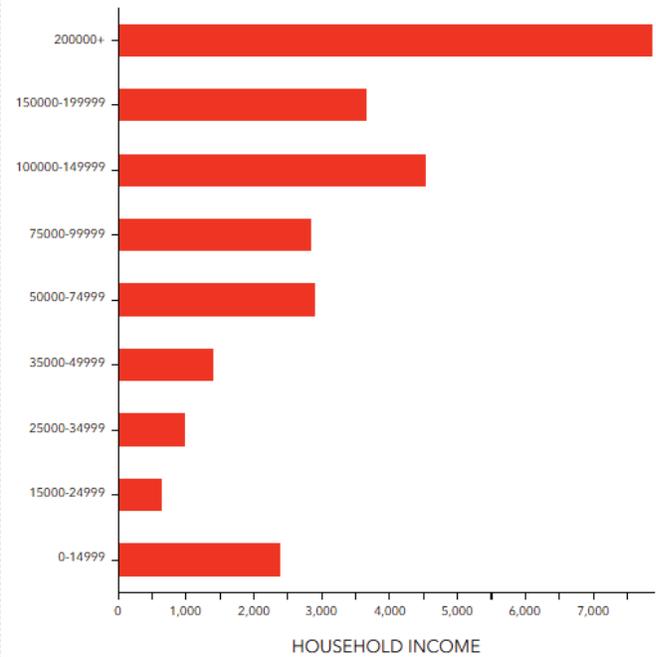
\$87,954

Per Capita Income



\$158,024

Median Net Worth





JAMESON.

**JAMESON COMMERCIAL REAL ESTATE**  
425 W NORTH AVENUE | CHICAGO, IL  
JAMESONCOMMERCIAL.COM