

WICKER PARK MIXED-USE PROPERTY

TWO BUILDINGS FOR SALE TOGETHER OR SEPARATELY



Perfectly positioned between Wicker Park and Logan Square, this 5,400 SF mixed-use property is comprised of two adjacent buildings that can be purchased together or individually. The first floor features a connected warehouse with 14' ceilings, exposed brick, skylights, and heavy electric capacity, with each building offering a rear garage door for convenient van or car access. The second floor of 1906 N. Milwaukee adds versatile office or live/work space, ideal for creative or professional users. Recent improvements include a new roof (2018). The property benefits from excellent accessibility—just steps from the Western Blue Line, bus stops, and Divvy stations, with the Kennedy Expressway less than half a mile away. Surrounded by national retailers like Starbucks, Walgreens, and McDonald's, as well as numerous bars and restaurants, this location offers outstanding visibility and walkability. A prime opportunity for retail, restaurant, bar, or light manufacturing users.

Location	Size	Price	Description	PIN# and Taxes
1906 Milwaukee	3,300 SF	\$1,149,000	Warehouse on ground level and flexible office or live/work space on second floor. Garage door in rear.	14-31-308-007-0000 \$12,842 (2023)
1908 Milwaukee	2,200 SF	\$749,000	Single-story warehouse. Garage door in rear.	14-31-308-006-0000 \$15,281 (2023)
Combined	5,500 SF	\$1,849,000	Lot Dimensions are 44'x100'. Zoned M1-2. Alderman Scott Waguespack—32nd Ward.	\$28,123 (2023)



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1906-1908 N. MILWAUKEE AVE.
CHICAGO, IL. 60647

LOCATION & AMENITIES



DEMOGRAPHICS (2024)

	1 Mile	2 Mile	3 Mile
Population	58,708	220,317	514,674
Households	27,149	96,967	241,427
Average Household Size	2.1	2.2	2.1
Average Household Income	\$143,680	\$142,465	\$132,439
Median Household Income	\$115,554	\$110,847	\$99,440

Source: Costar Research



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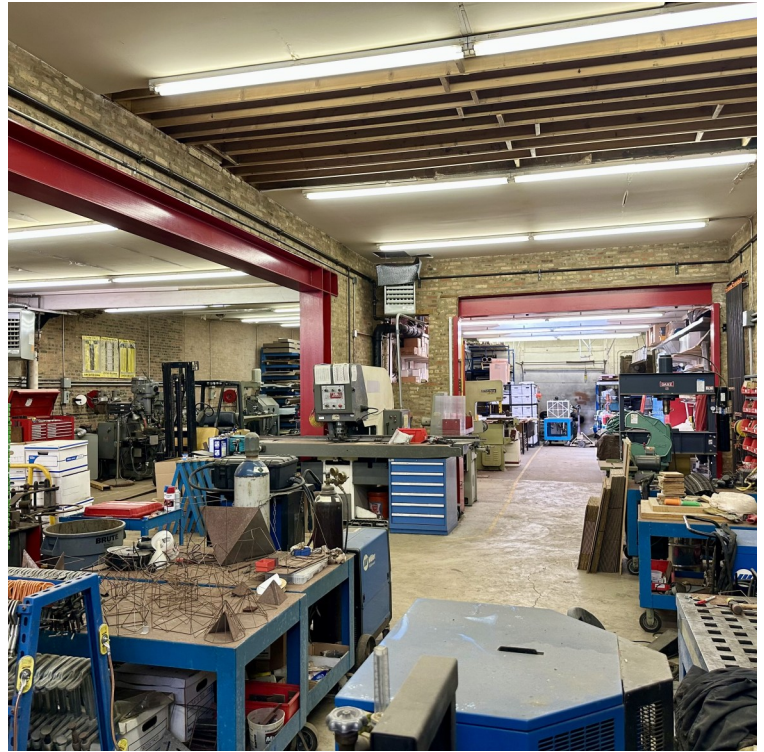
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1908 MILWAUKEE—SINGLE-STORY WAREHOUSE



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1906 MILWAUKEE—1ST FLOOR WAREHOUSE



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1906 MILWAUKEE—2ND FLOOR LIVE/WORK OR OFFICE



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ROOFTOPS AND DRIVE-IN DOORS



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