

1709 W WASHINGTON BLVD, CHICAGO, IL

Food Building | For Sale / Lease



OFFERING SUMMARY

Sale Price:	\$2,950,000
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	8,500 SF
Available SF:	8,500 SF
Ceiling Height:	12'
Drive-In Door	13' x 13'
Power:	800 AMP/480 Volt
Zoning:	C 1-2
Taxes(2024):	Approximately \$60,000.00

PROPERTY OVERVIEW

1709 W. Washington Boulevard is an 8,500 square foot fully finished and equipped food production/commercial kitchen in a very strategic location in Chicago's West Loop neighborhood, immediately northeast of the \$7B '1901 Project'. Adjacent to the property is a City-owned parking lot which may be for sale.

All Masonry with an open-span truss roof. 13' x 13' drive-in door with 36 foot interior truck well. 800 AMP, 480 Volt service.

Amenities include walk-in coolers and freezers, multiple stainless steel sinks with traps, sealed floors pitched to floor drains, use-specific wall covering, specialized light fixtures and electrical outlets.

This property includes a garage space for commercial box truck.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

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CHICAGO'S '1901 PROJECT'

1709 W. Washington Boulevard is immediately adjacent to 'The 1901 Project', a \$7 billion dollar, long-term, multi-phase, mixed-use project approved by the Chicago Plan Commission which will greatly enhance the areas surrounding the United Center. A visionary approach to urban planning, 'The 1901 Project' will encompass more than 13 million square feet, inter-connecting surrounding neighborhoods to a world-class urban core for Chicago's West Side.



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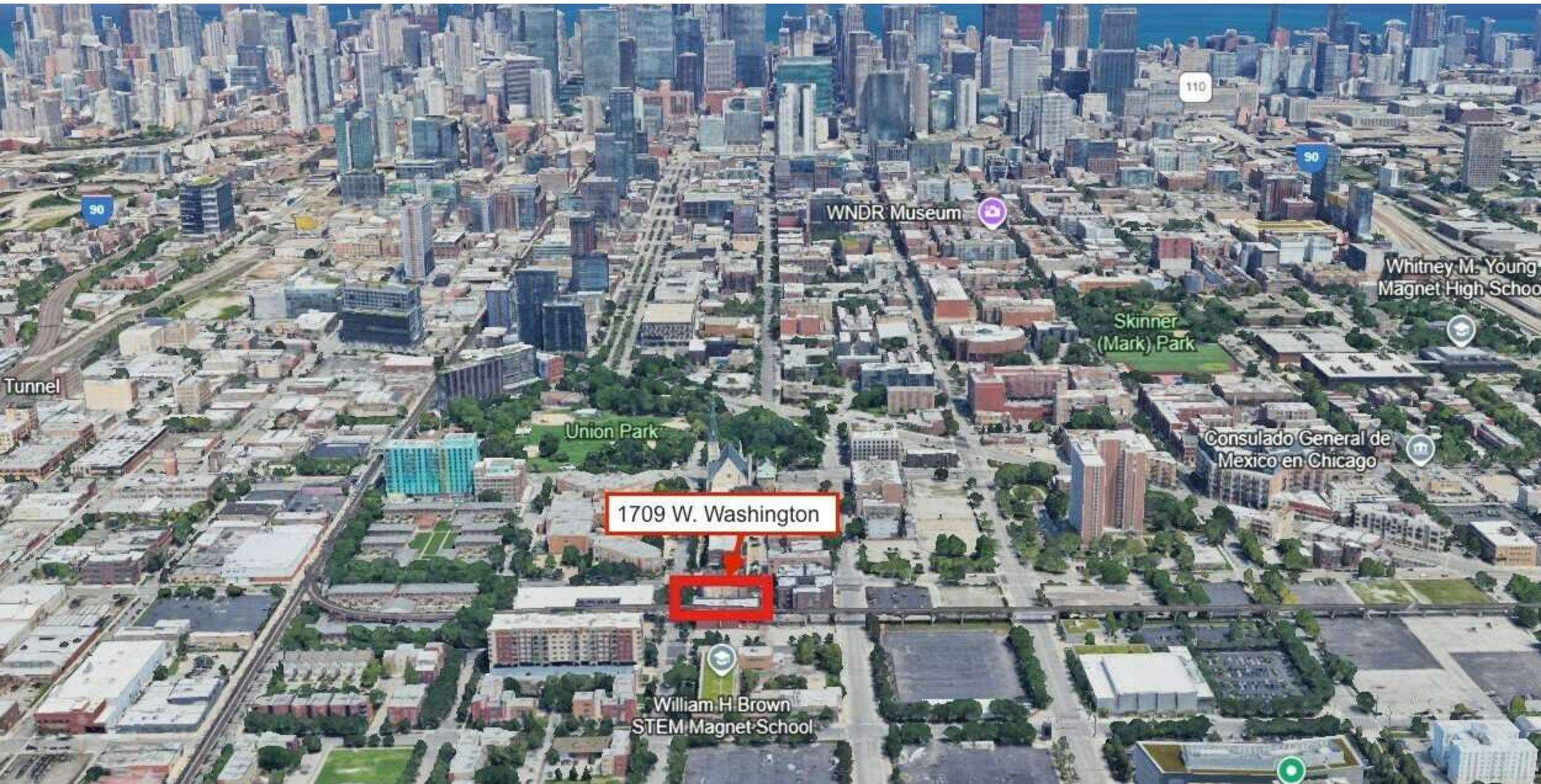
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COOLER

- 1--35' W x 14' D x 9' H

COOLER/FREEZER

- 1--13' W x 17' D x 8' H
- 1--15' W x 27' D x 8' H
- 1--14' W x 18' D x 8' H
- 1-- 7' W x 10' D x 8' H
- 1-- 7' W x 10' D x 8' H
- 1--18' W x 10' D x 8' H



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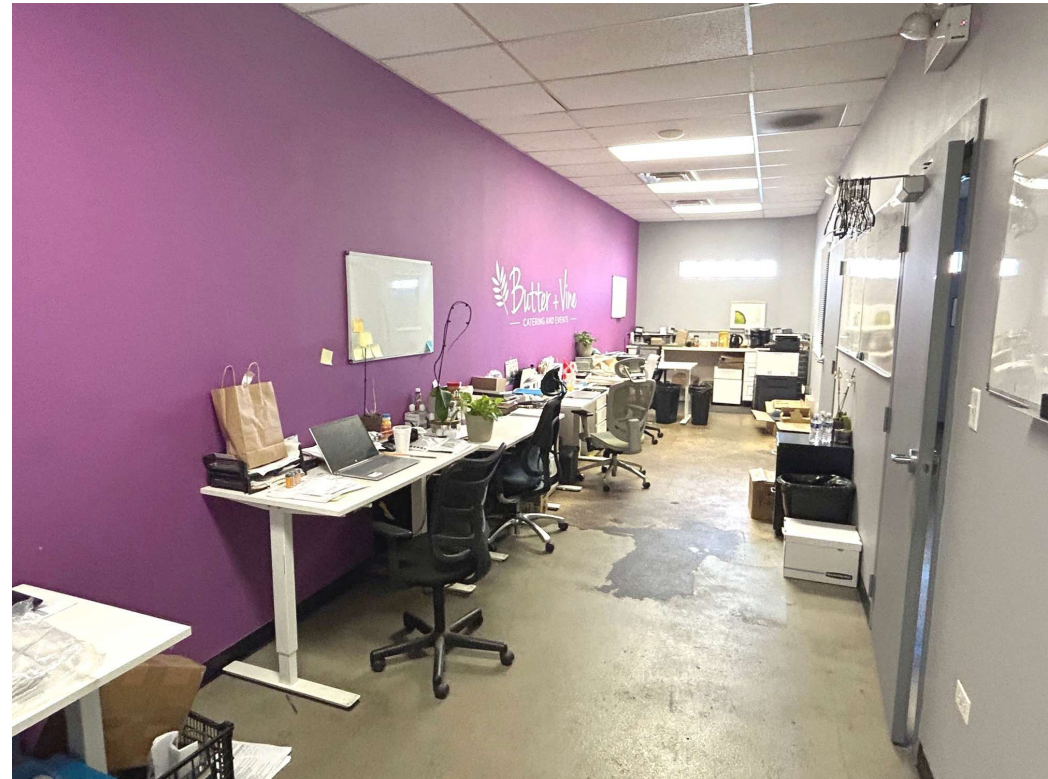
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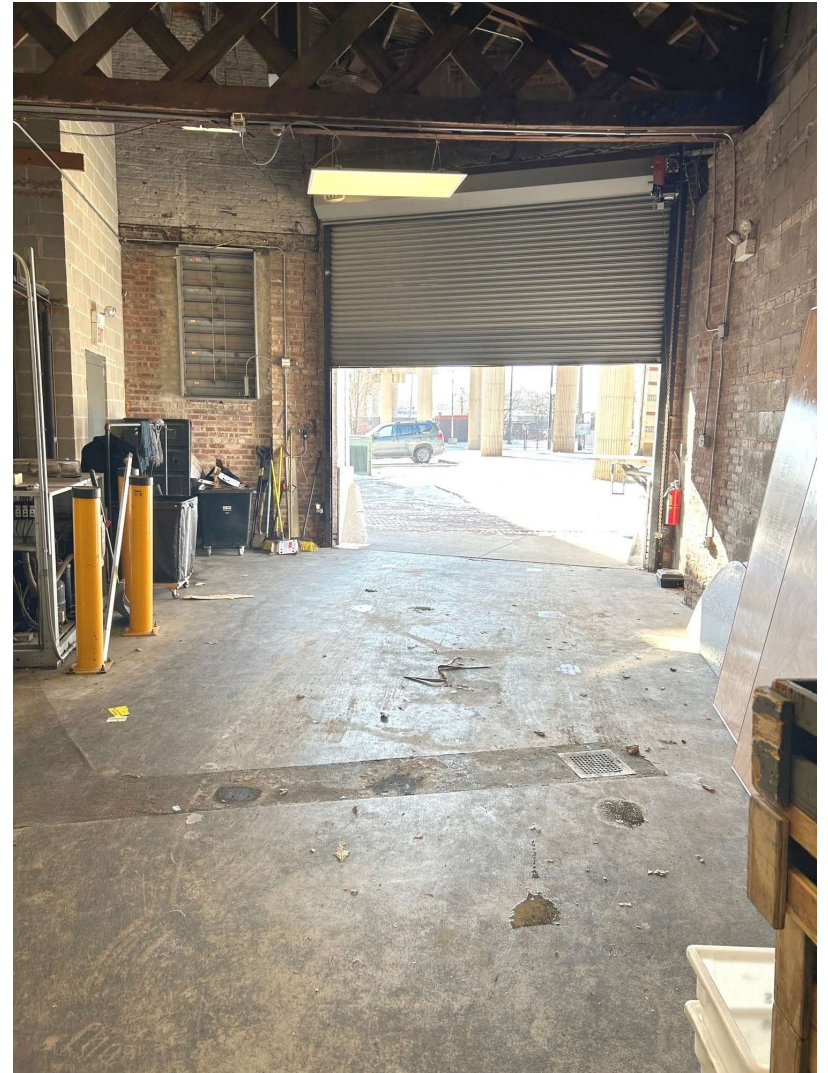
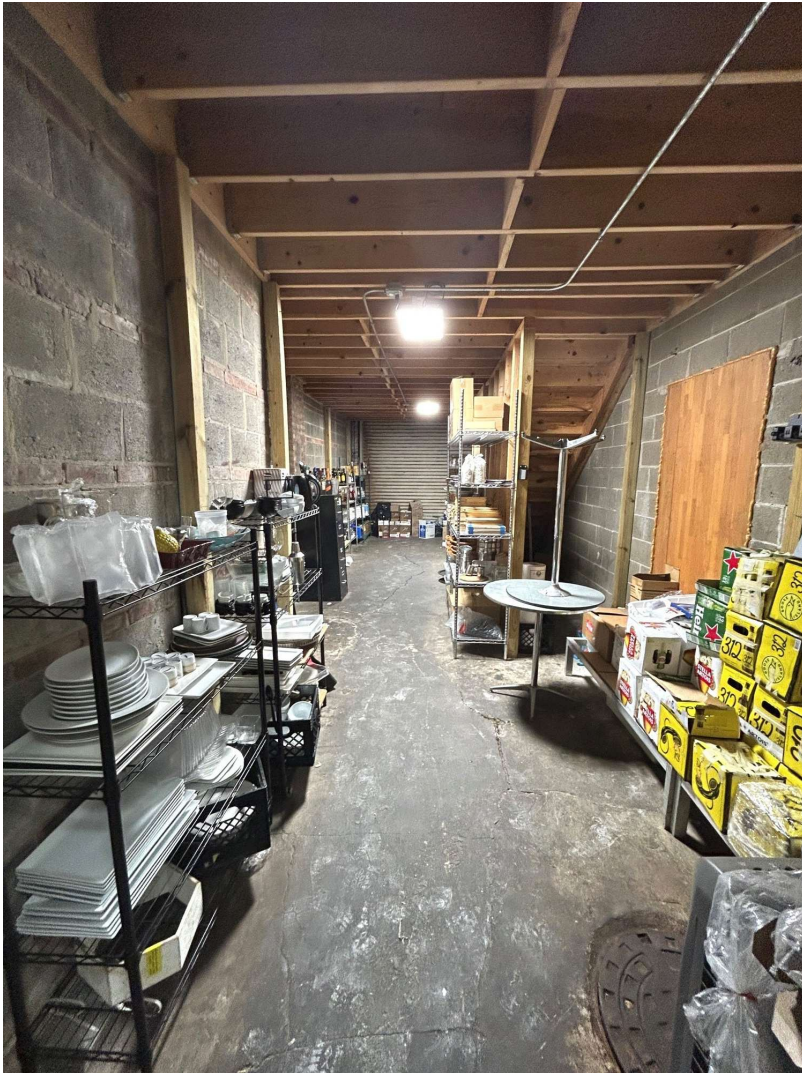
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