



128 N. CAMPBELL , CHICAGO, IL

For Sale Or Lease

Live/Work Loft Space



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.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

128 N. CAMPBELL, CHICAGO, IL

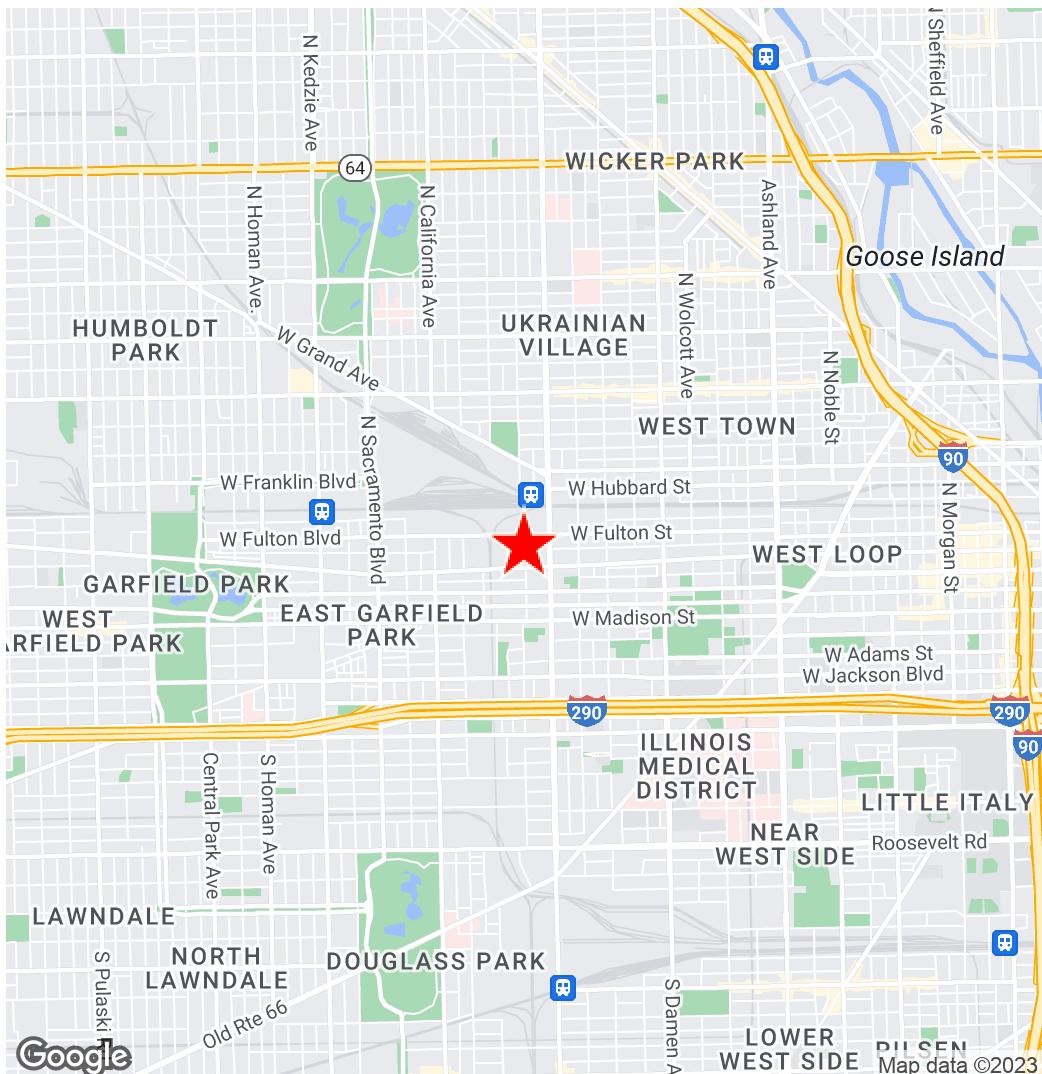
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PROPERTY DESCRIPTION

Newly rehabbed building ideal for showroom, studio, office or live/work

PROPERTY HIGHLIGHTS

- Timber loft with high ceilings
- New HVAC, lighting, power & sprinklers
- Full kitchen
- 4 bathrooms
- Wide open floor plans
- Many tall windows let in abundant natural light
- Owner will modify to suit tenant
- Beautiful, new walnut floors on the second floor



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PUBLIC TRANSPORTATION

5 blocks to CTA Green Line train stop at California & Lake

6 blocks to new CTA Green Line train stop at Damen & Lake, projected to open in 2022

6 blocks to Western Ave Metra Station

RENOVATIONS

New HVAC, lighting, power, sprinklers, floors, kitchen & bathrooms



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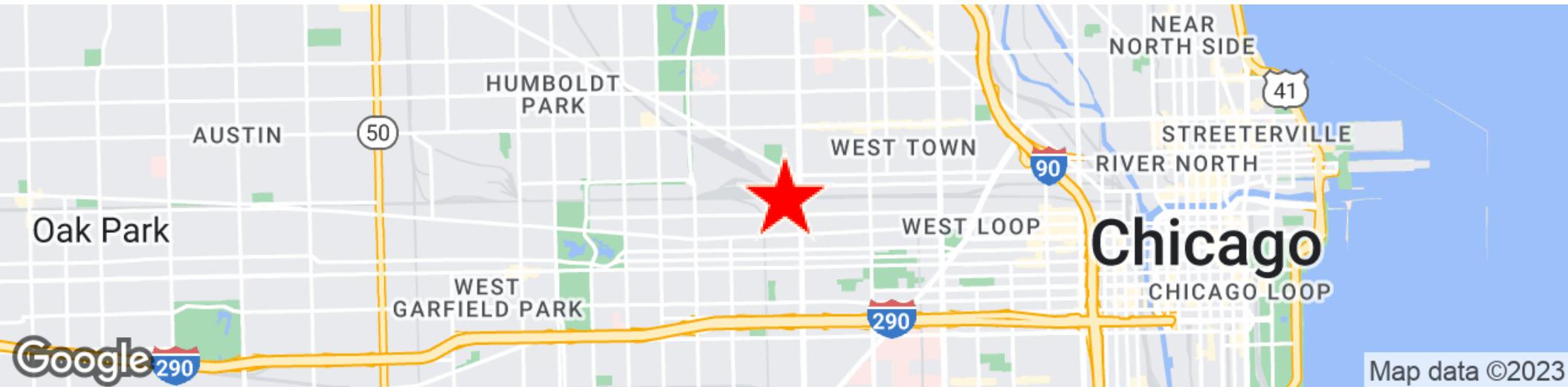
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OFFERING SUMMARY

Sale Price:	\$3,950,000
Lease Rate:	\$21 SF/yr (MG)
Building Size:	20,000 SF
Available SF:	11,000 SF
Ceiling Height:	14' on 1st floor & 17' on 2nd floor
Power:	200 amp, 3 phase
HVAC:	Yes
Drive-in Doors:	1
Bay Size:	18' x 27'



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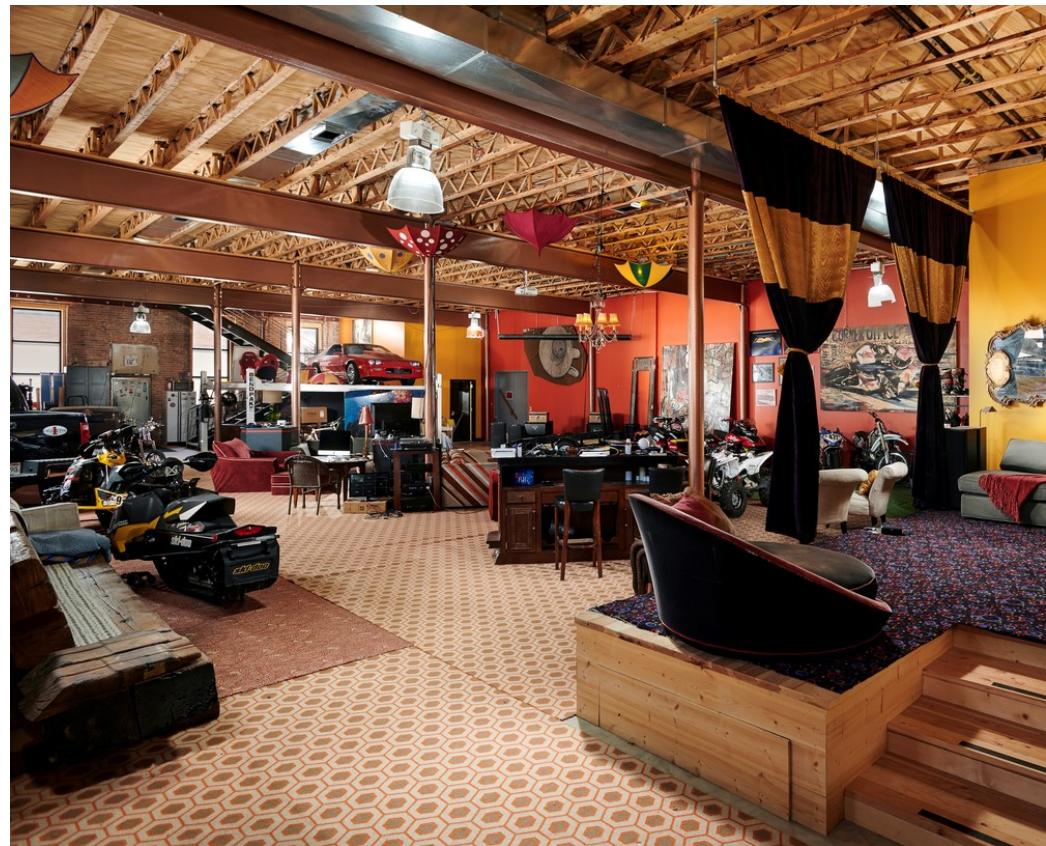
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Restaurants, Breweries & Other Businesses Within One Mile



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Map, data
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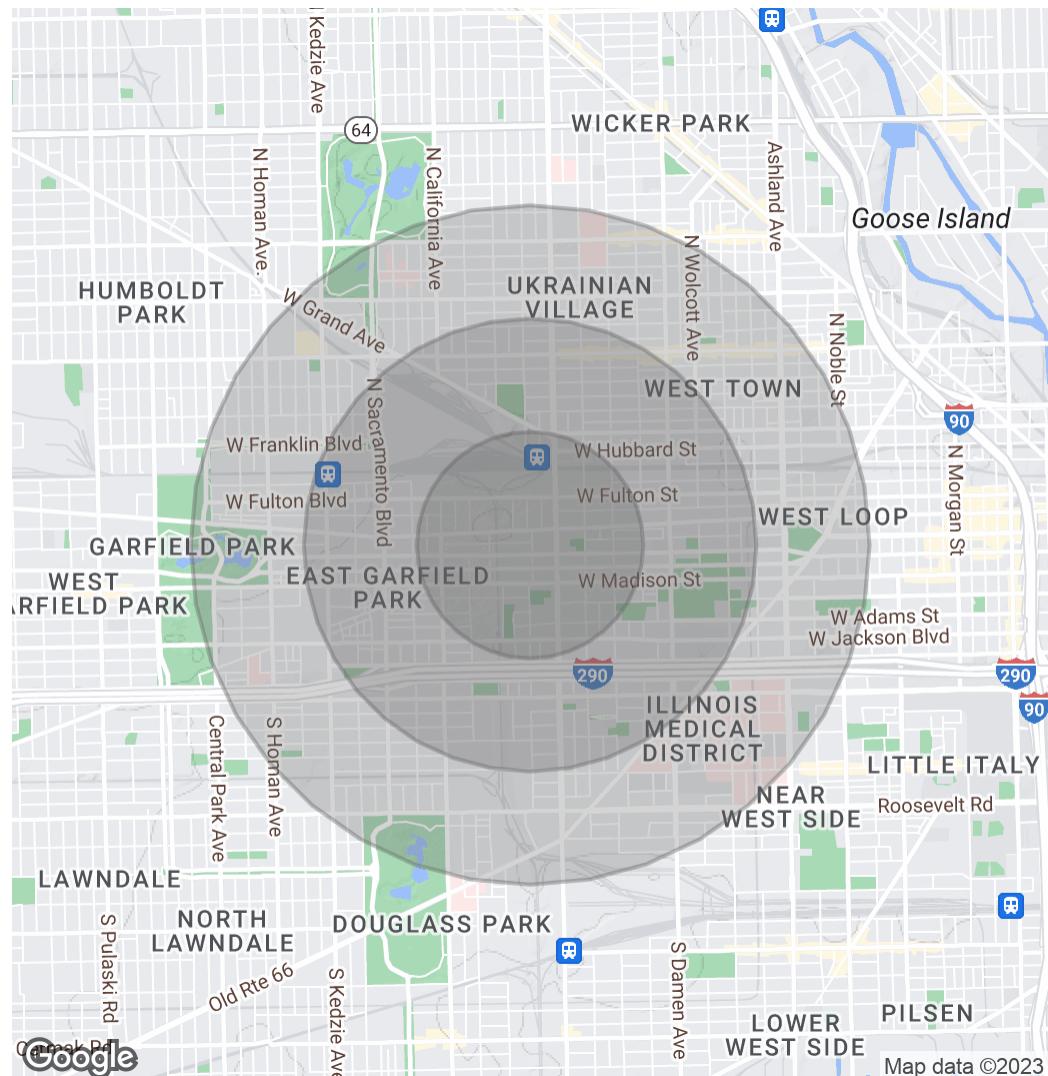
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,358	28,071	68,356
Average Age	28.7	28.6	28.6
Average Age (Male)	27.0	27.2	27.4
Average Age (Female)	28.9	30.1	30.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,576	10,126	23,674
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$48,703	\$43,451	\$46,733
Average House Value	\$232,543	\$246,997	\$299,218

* Demographic data derived from 2020 ACS - US Census



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