



**128 N. CAMPBELL , CHICAGO, IL**

| **For Sale Or Lease** | **Live/Work Loft Space**



**STEVE AARONSON**

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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](http://ctkchicagopartners.com)

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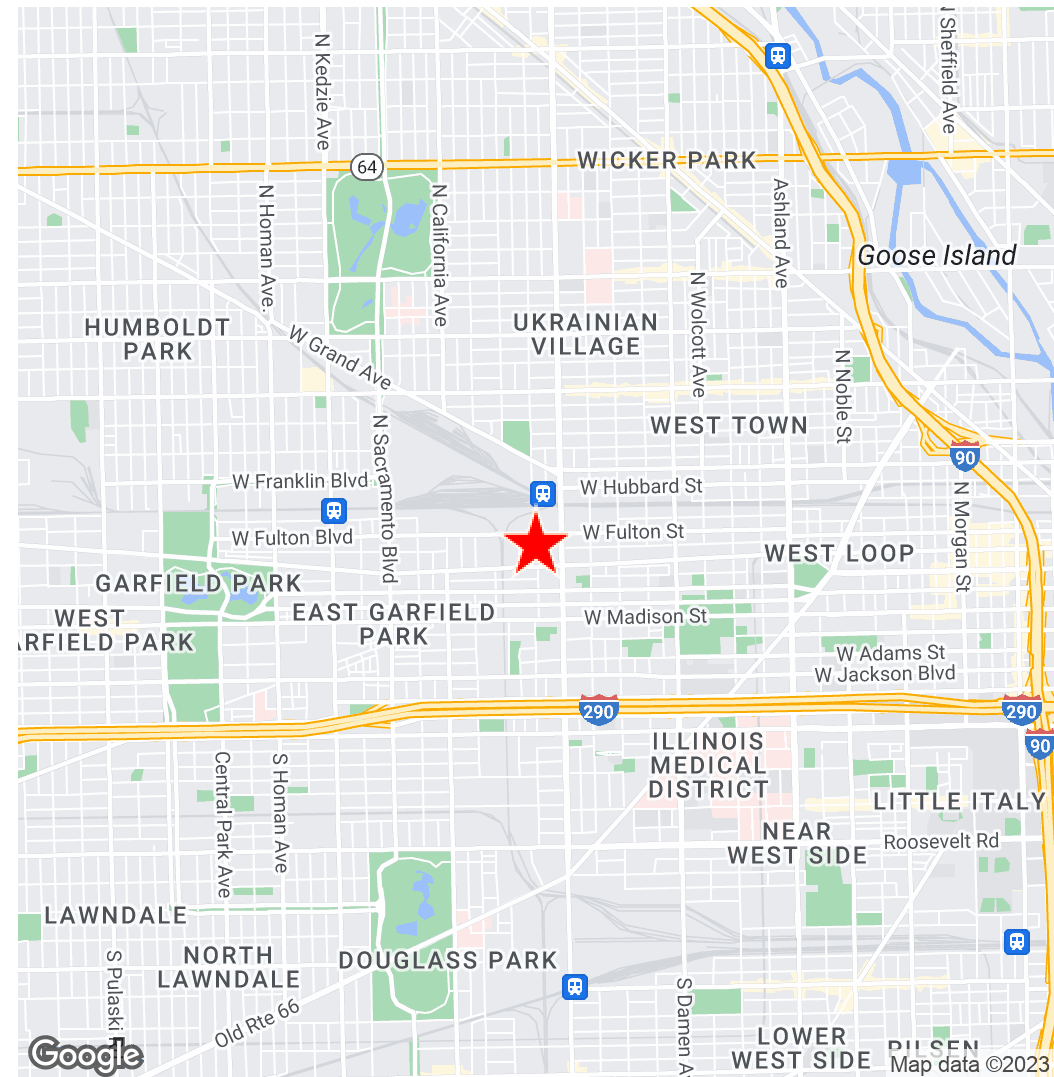
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## PROPERTY DESCRIPTION

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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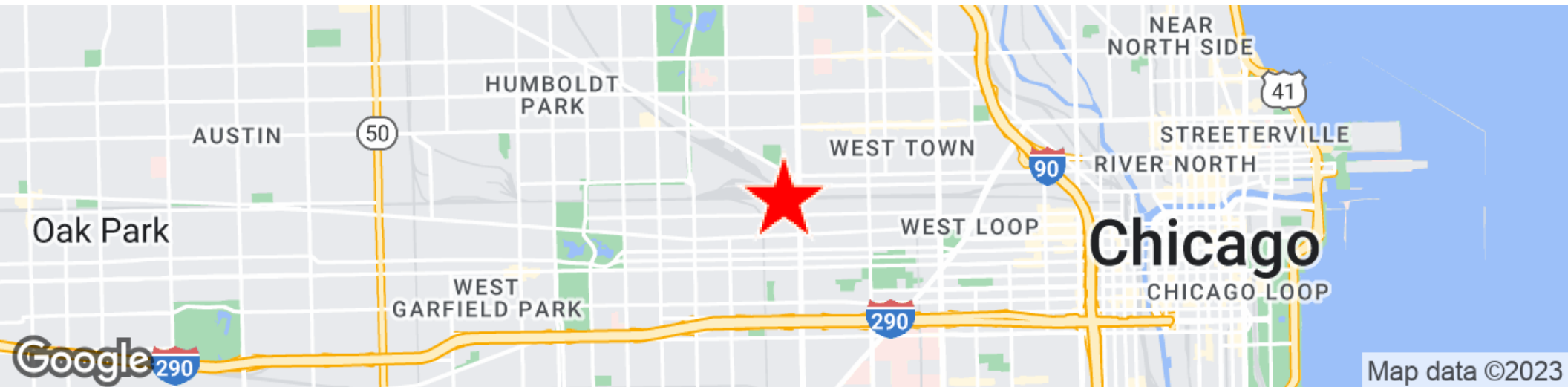
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## OFFERING SUMMARY

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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## Restaurants, Breweries & Other Businesses Within One Mile

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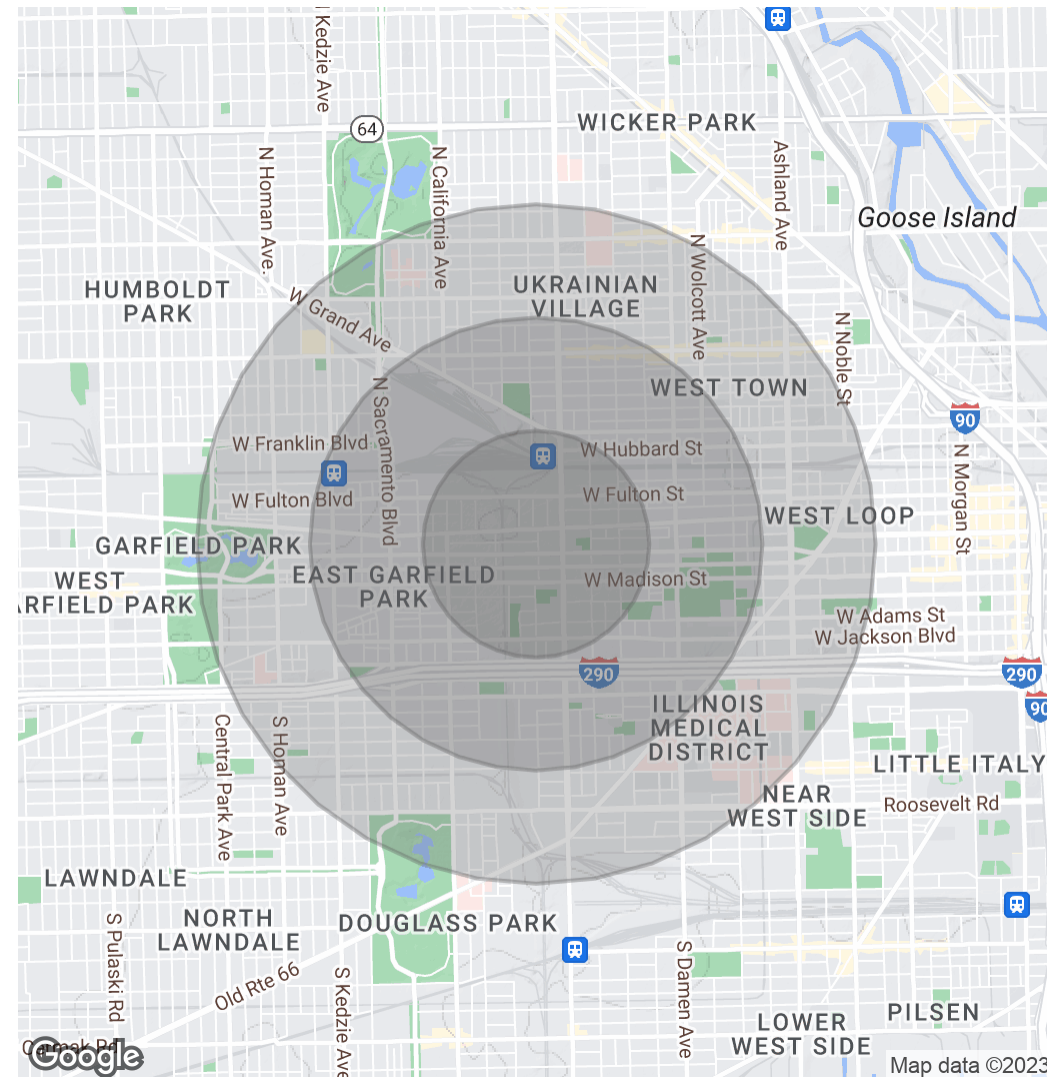
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,358	28,071	68,356
Average Age	28.7	28.6	28.6
Average Age (Male)	27.0	27.2	27.4
Average Age (Female)	28.9	30.1	30.1

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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