

6001 N Paulina St, Chicago, IL, 60660

EDGEWATER, CHICAGO



OFFERING MEMORANDUM

KELLER WILLIAMS ONECHICAGO
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CHICAGO, IL

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6001 N PAULINA ST, CHICAGO, IL, 60660

PROPERTY INFORMATION

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
NUMBER OF UNITS:	3
AVAILABLE SF:	3,064 SF
LOT SIZE:	0.06 Acres
BUILDING SIZE:	3,064 SF
RENOVATED:	2018
ZONING:	C1-2
MARKET:	North Chicago
SUBMARKET:	Edgewater
TRAFFIC COUNT:	34,231

PROPERTY OVERVIEW

KW Commercial Chicago is pleased to bring to market, and present this very unique, mixed-use building in the heart of Edgewater, Chicago. Located at the junction of Ridge Ave, Peterson Ave, and Paulina St, 6001 N Paulina St. boasts with an ADT (Average Daily Traffic) count of 34,251 vehicles which allows its view from all angles. The building's commercial component is home to the iconic Barrelman Tavern, which is a staple in the neighborhood. Two, multi-bedroom units covers the residential portion of the building; along with garage parking. The building is perfectly situated across a recently newly built Starbucks, along with other new national tenants and neighborhood's figures. Large building signage opportunities with a present Chicago permit and fixtures in place to bring additional income. Located steps from the future home of the new Peterson Ridge Metra Station, it is to be the eyes of all mass transit; via train, bus, and automobile.

PROPERTY HIGHLIGHTS

- Large Visibility From Three Crossing Avenues
- Large Building Signage Opportunities With Chicago Permit and Fixture In Place
- Zone C1-2 - Allows Retail Establishments, Mixed-Use, Multifamily
- ADT - 34,251 Vehicles
- Three Units
- Open To Investor &/Or Owner Occupier

Property Details

SALE PRICE

\$1,000,000

LOCATION INFORMATION

Building Name	6001 N Paulina St, Chicago, IL, 60660
Street Address	6001 N Paulina St
City, State, Zip	Chicago, IL 60660
County/Township	Cook/Lakeview Township
Market	North Chicago
Submarket	Edgewater
Cross Streets	Peterson Ave & Paulina St.
Range	14
Section	6
Side Of Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	US-41
Nearest Airport	Chicago O'Hare International Airport

BUILDING INFORMATION

Building Size	3,064 SF
Year Built	1919
Last Renovated	2018
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	1,500 SF
Gross Leasable Area	3,064 SF
Construction Status	Existing
Framing	Brick
Condition	Good

PROPERTY DETAILS

Property Type	Mixed-Use
Property Subtype	Low-Rise/Garden
Zoning	C1-2
Lot Size	0.06 Acres
Submarket	Edgewater
Lot Frontage	25
Lot Depth	102
Corner Property	Yes
Traffic Count	34,231
Traffic Count Street	Peterson Ave.
Traffic Count Frontage	25

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Structure
Parking Description	Garage

UTILITIES & AMENITIES

Gas / Propane	City
Power	Yes

Location Overview



LOCATION OVERVIEW

Just north of trendy Andersonville lies the lakeside neighborhood of Edgewater, which literally hugs the water's edge, with miles of beaches and green spaces to relax in — and pretty stunning views over Lake Michigan from seven miles north of the Loop. With the Loyola University campus in the north end of the neighborhood, the area attracts students and young professionals. Insider tips Family-friendly Edgewater is an antique and vintage shopper's haven. Browse for hours at Broadway Antique Market and nearby Edgewater Antique Mall, then continue the vintage vibe in the neighborhood's Bryn Mawr Historic District, a charming reminder of 1920s Chicago. Edgewater's global mix of cultures, makes the neighborhood a culinary feast. It's also famous for authentic delis, boutique grocery stores and specialty farm stands. Outside of food and antiques, Edgewater is lauded for its storefront theatre district, where you'll experience innovative productions in intimate, immersive 50 – 100 seat theatres. For your weekend, and/or late-night fun, Edgewater is a very bar heavy area. Anything from a low key bar with a great beer selection, to holes-in-the-wall and lounges. If you're looking for something other than beer there's a host of wine and martini bars in the area as well. If you want a more low key night out check out some of many relaxing cafes in the neighborhood.

Sundays in Edgewater offer a wide variety of options. A favorite among locals when the weather's nice is a trip to the various beaches along Lake Michigan. There's a lot of restaurant and brunch options just a walk away from the beach once you've gotten enough sun. During the winter, head to Andersonville for some world class shopping, or take a trip to Edgewater's homely farmers market and Swedish American Museum.

Being on the northernmost side of Chicago, Edgewater is the endpoint for the famed Lake Shore Drive that will take you south to Downtown and even further to the South Side. There are also four different Red Line stations that run north/south, as well as multiple bus routes that weave throughout the area. Being this far north, driving is relatively common and can be convenient for navigating the rest of the North Side. And in case you're training for a marathon, the Lakefront Trail originates in Edgewater and will carry you 18 miles down to the South Shore neighborhood.

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



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LOCATION INFORMATION

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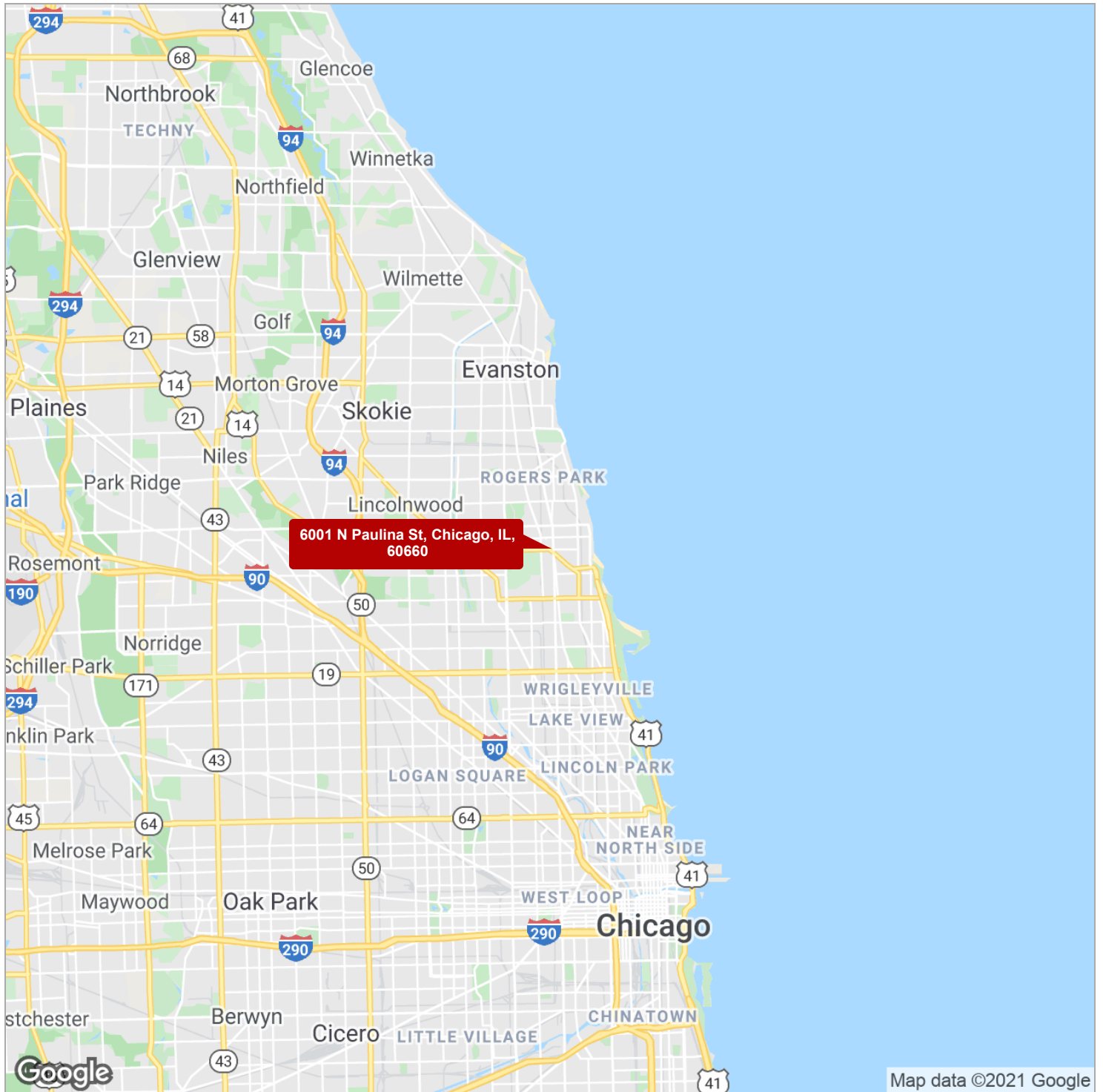
REGIONAL MAP

LOCATION MAPS

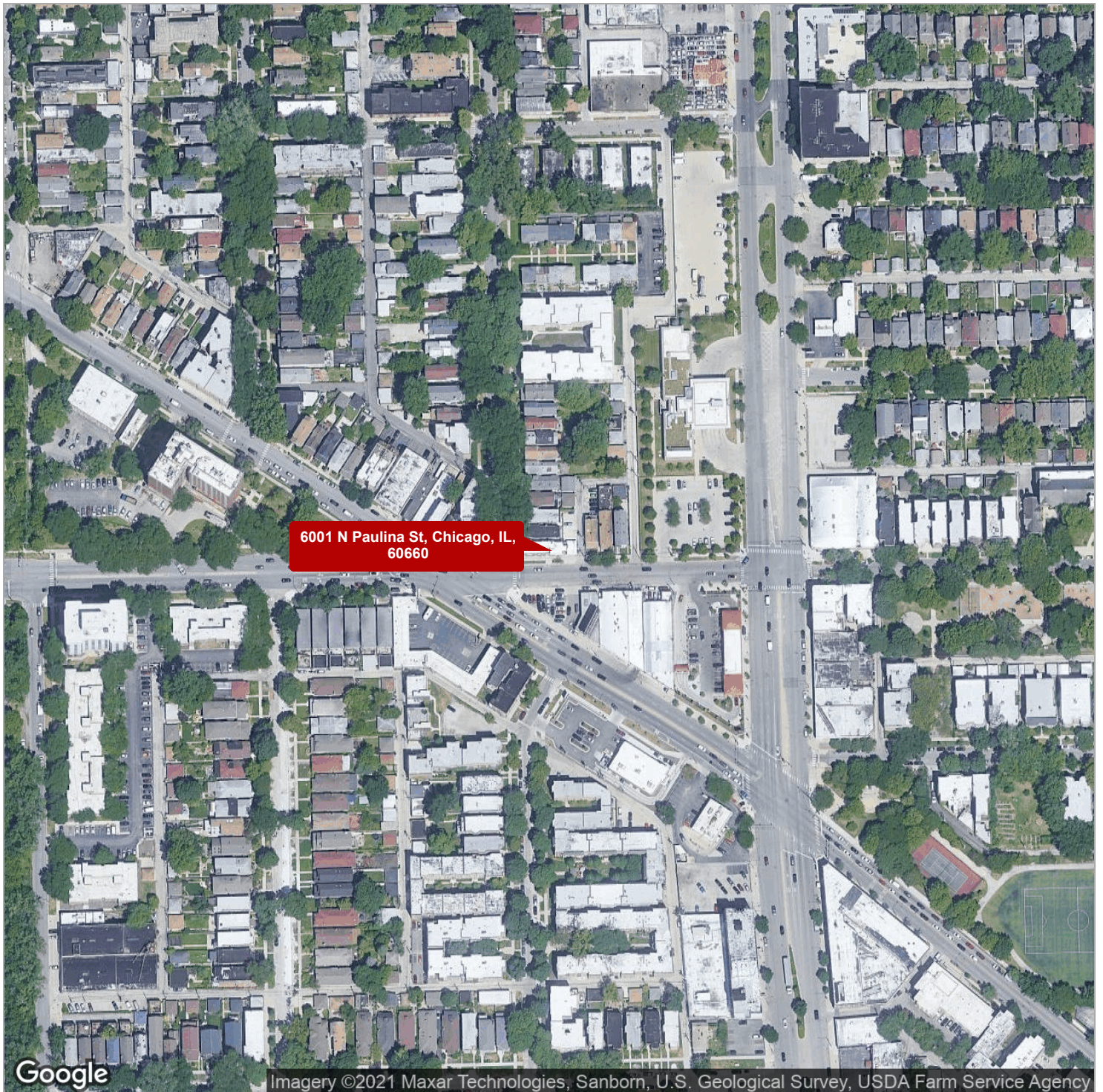
AERIAL MAP

RETAILER MAP

Regional Map



Aerial Map



Retailer Map

