



# FOR SALE

**833-845 W. CHICAGO AVE. CHICAGO**



**MIXED USE BUILDING**

**LISTING PRICE: \$11,900,000**

Presented by

**MARK AHMAD**

CENTURY 21 Circle

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**PROPERTY/LOCATION DESCRIPTION**

- Income producing building.
- Prime Chicago's Northwest Loop/River North, a well dense commercial and residential neighborhood with continued growth.
- The corner of Chicago Ave., and Green St., just steps west of Halsted St.
- Historical charm six-story brick loft timber building.
- Featuring passenger elevator, and with 13' and 12' ceilings height.
- Original exposed brick walls, each floor has 2-sets of large female and male bathrooms, 2-wide staircase on the east side and the northwest side, exposed heat and AC ceiling ducts, lots of wide & large windows providing natural lights.
- 2009, sprinkler system.
- 833- 843, Chicago Ave., buildings are 3-story height.
- Minutes to Chicago's loop, Magnificent Mile/Michigan Ave., major roads, interstate, bus stops, and within a short distance to the train station.
- 3-Toproof furnaces, 2020 and 2010.
- Downtown service district, of DS 5 zoning/downtown's periphery.
- The subject great location provides immediate stable income with value-add opportunity/potential. The property is currently about 80% occupied.
- The street level 12,000 Sq. ft. retail space and the gym strongly established and presents solid income.
- Roof= 3-4 Years 2<sup>nd</sup> layer. Mechanicals= 3-4 Years.
- Possible conversion to a multifamily apartment.
- Waking distance to shops and restaurants.
- Steps to bus stops, minutes to the Chicago downtown and loop., major roads, and interstates.



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## Prime 6-Story Commercial/Mixed-Use Building on Thriving Chicago Ave. Corridor

A remarkable 6-story mixed-use commercial building located at **833-845 Chicago Ave.**, perfectly positioned in the vibrant Chicago Aven corridor, offering an excellent blend of modern functionality, prime location, and unbeatable visibility in one of Chicago's most dynamic neighborhoods.

- Generously proportioned to accommodate diverse business needs, with open layouts and flexible floor plans through all three-six stories building.
- Nestled in the heart of **Chicago Ave**, steps away from bustling retail, residential and commercial hubs.
- The traffic exceeds 20,000 vehicles per day, offering excellent visibility for tenants and their businesses.
- Ample on-site parking to accommodate customers, and visitors.
- Flexible zoning allows for a mix of retail, office, and residential opportunities.
- Located in one of Chicago's fastest-growing neighborhoods, this property is surrounded by:
  - Minutes from popular destinations like Starbucks, Mariano's, Whole Foods, and an eclectic array of local dining options.
  - Close to multiple CTA stops and a short distance to major highways, making accessibility effortless.
  - Proximity to cultural attractions, parks, fitness centers, and vibrant nightlife venues.
  - Nearby schools, universities, and training centers enhance the area's appeal for families and professionals alike.
  - A thriving community with over 45,000 residents within a 1-mile radius.
  - Average household income of \$110,000+, reflecting a strong local economy and disposable income.
  - A balanced mix of young professionals, families, and established residents.
  - Home to a diverse mix of industries, including tech, healthcare, and retail, driving foot traffic and consumer demand.
- The property offers many possibilities for investors, developers, and business owners seeking a highly visible and versatile location in a thriving Chicago neighborhood

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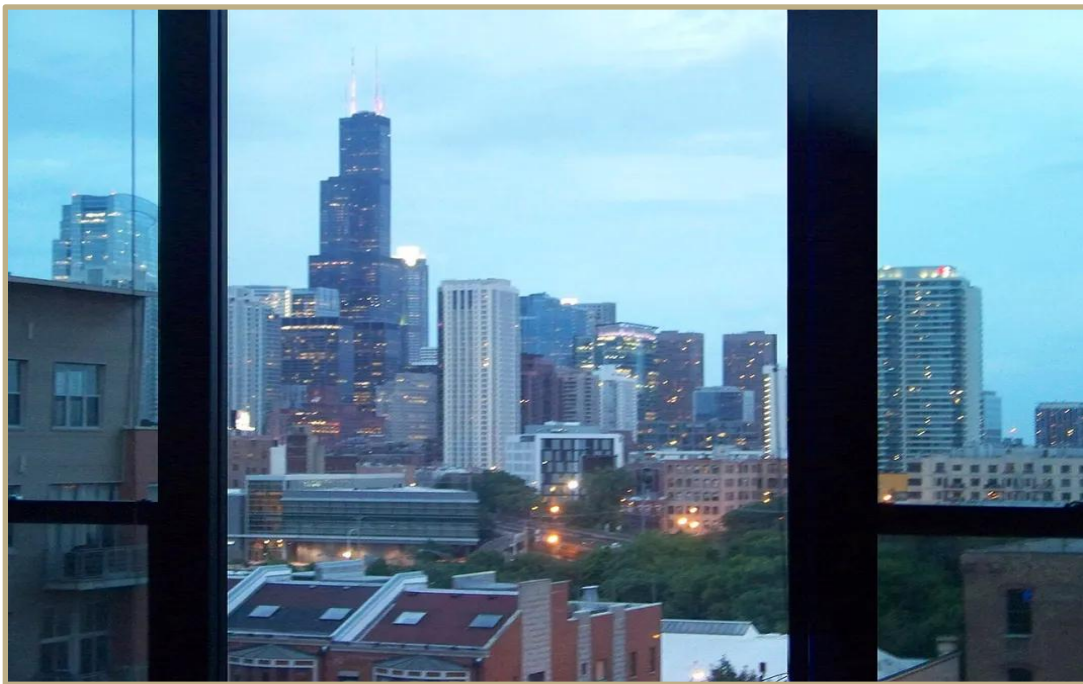
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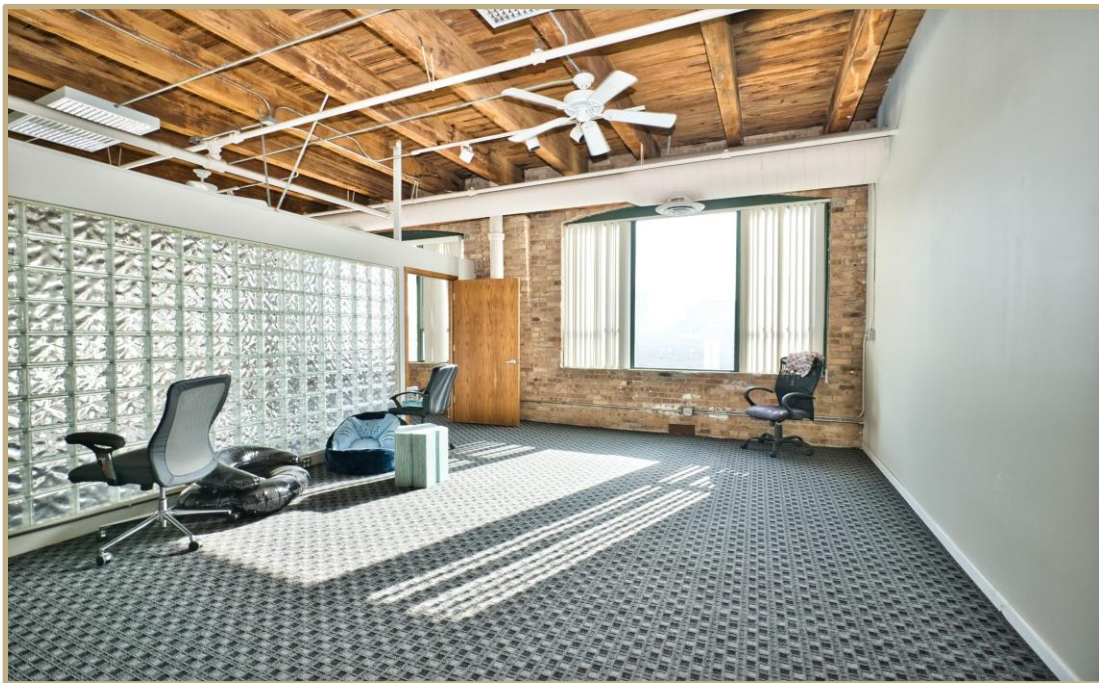
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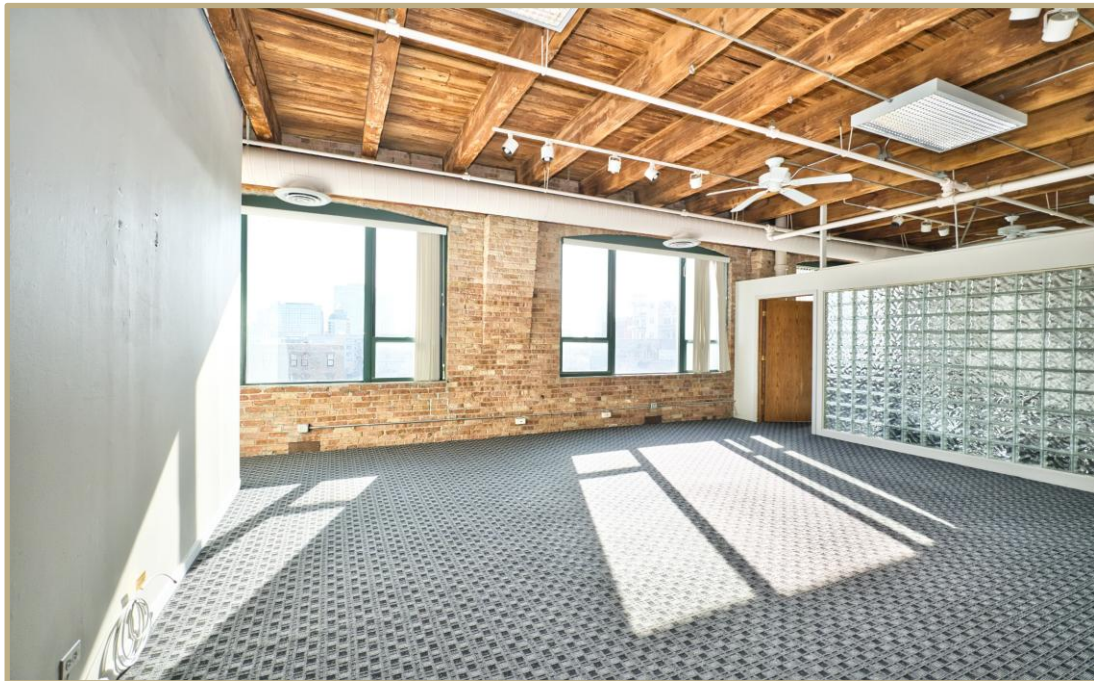
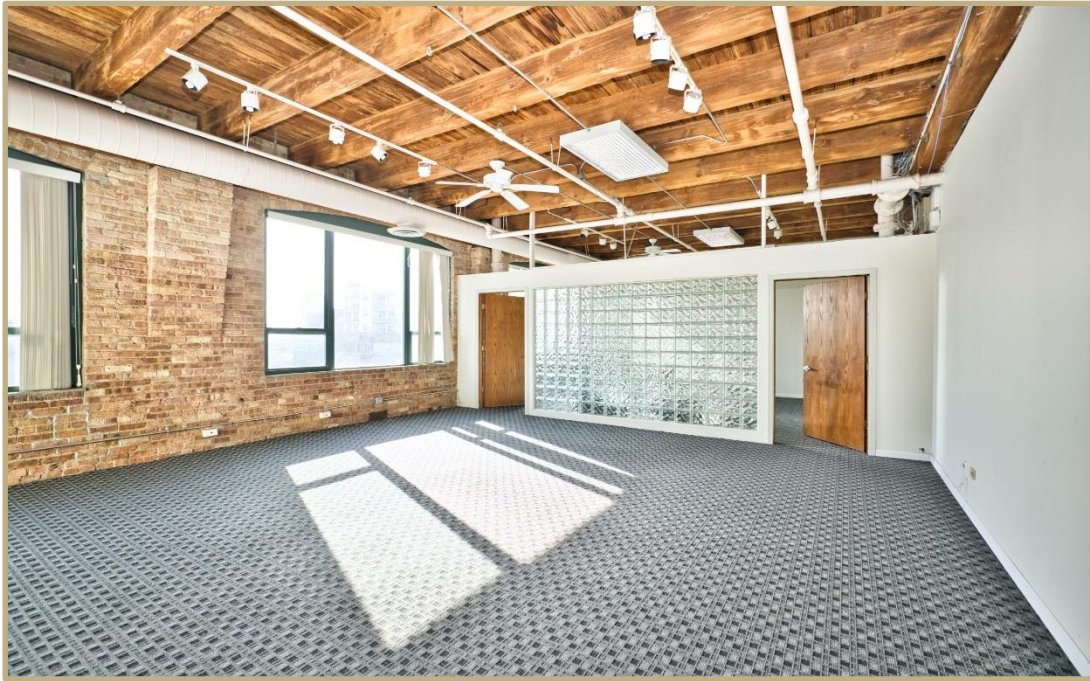
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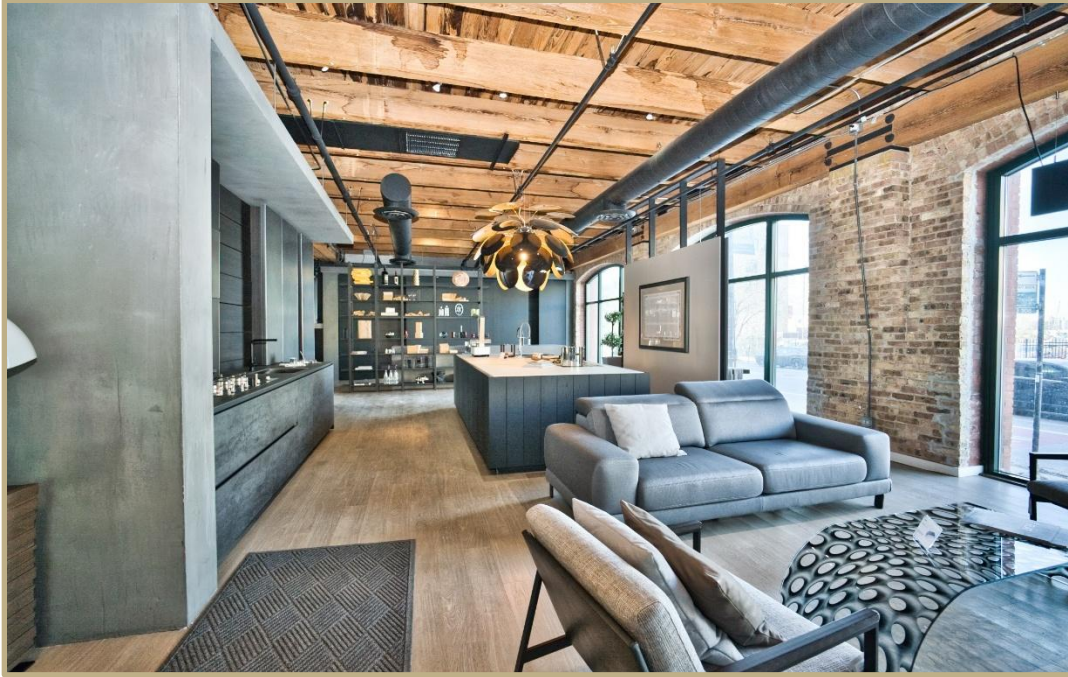
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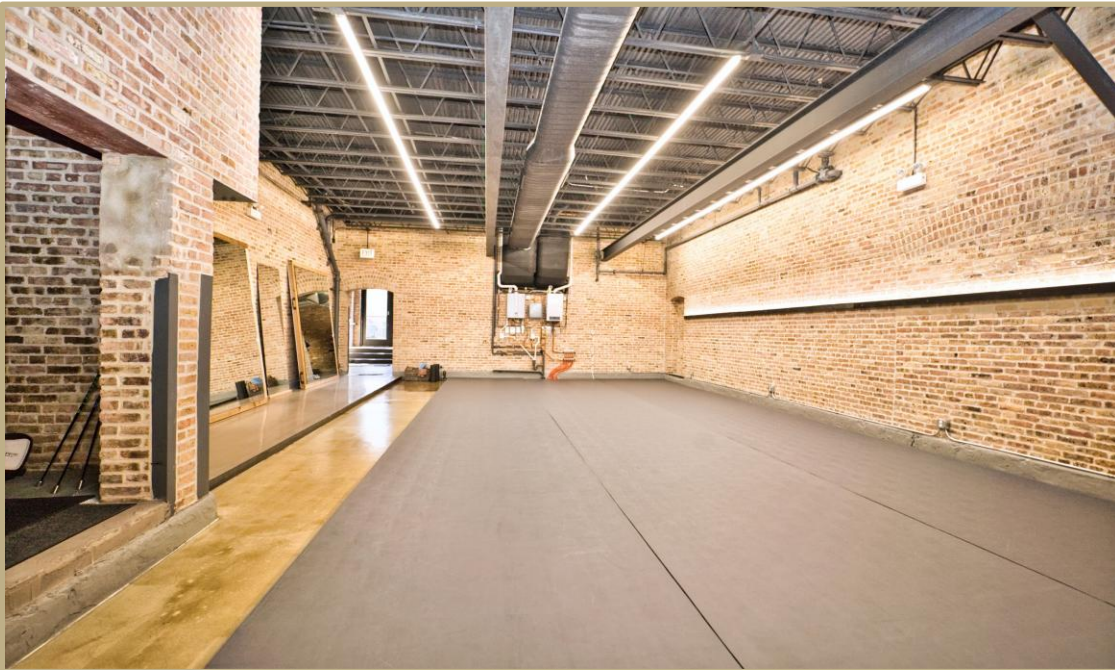
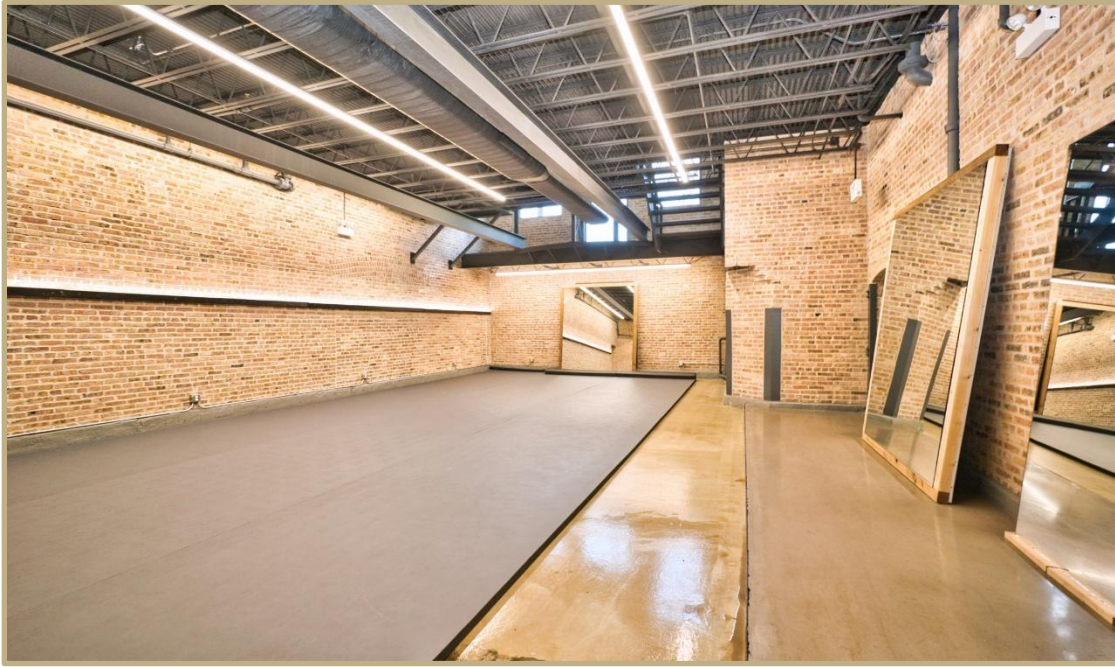
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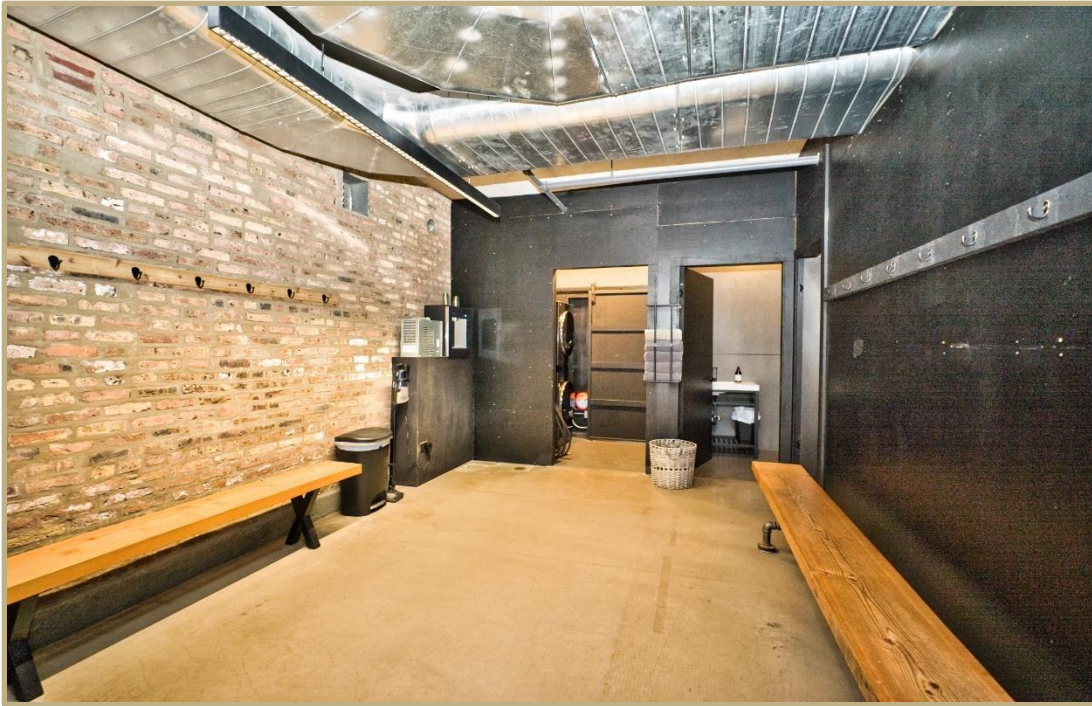
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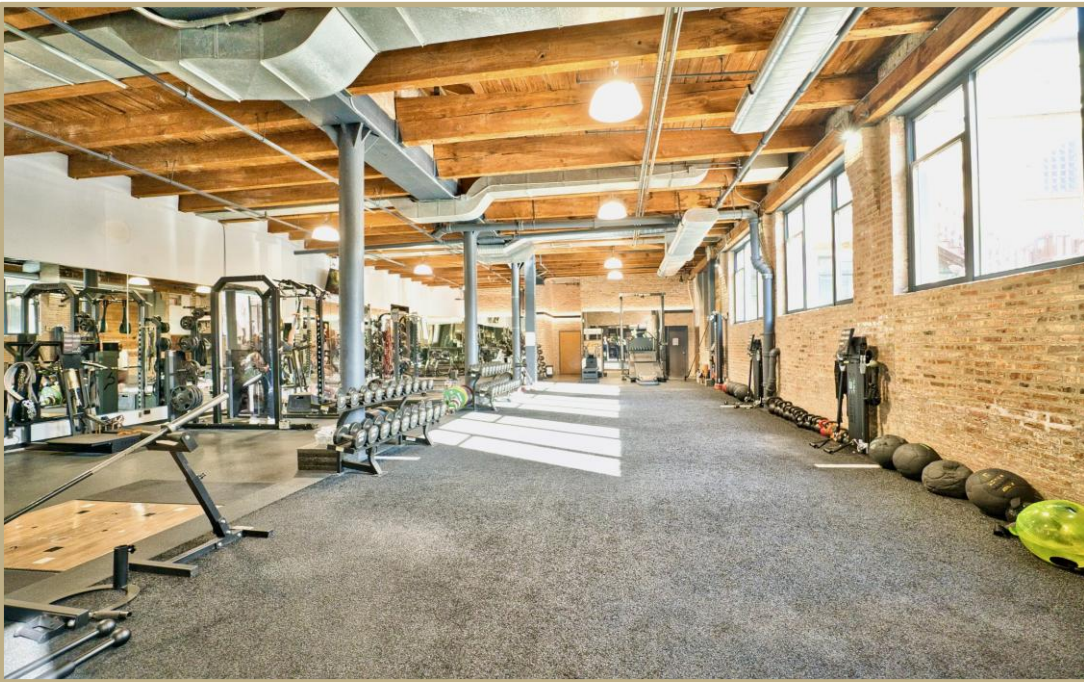
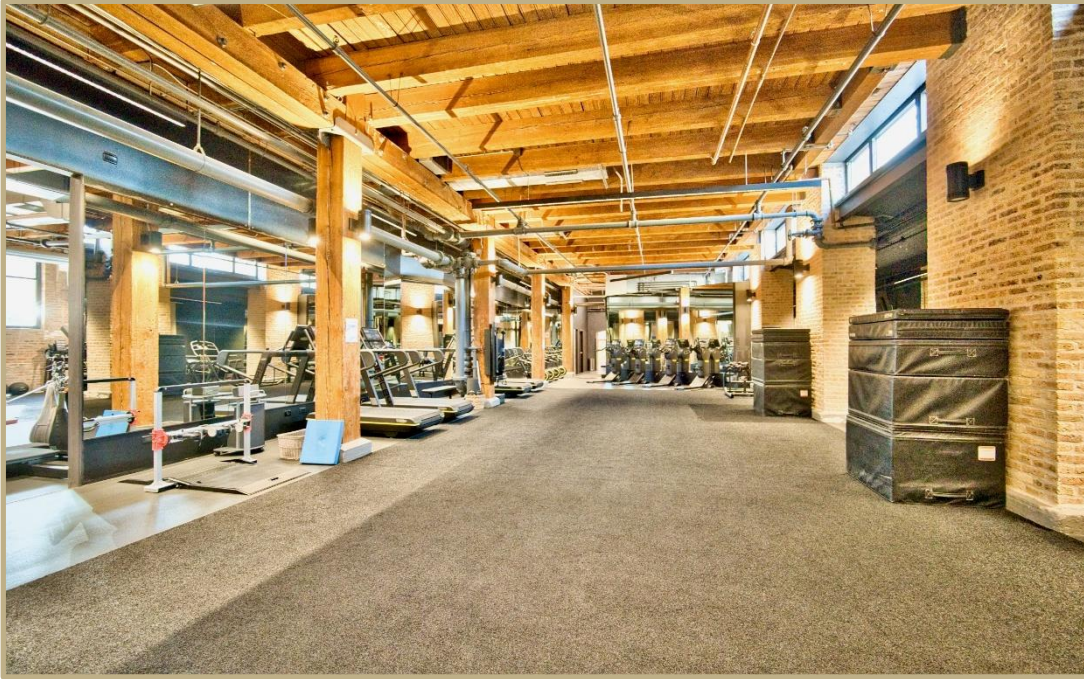
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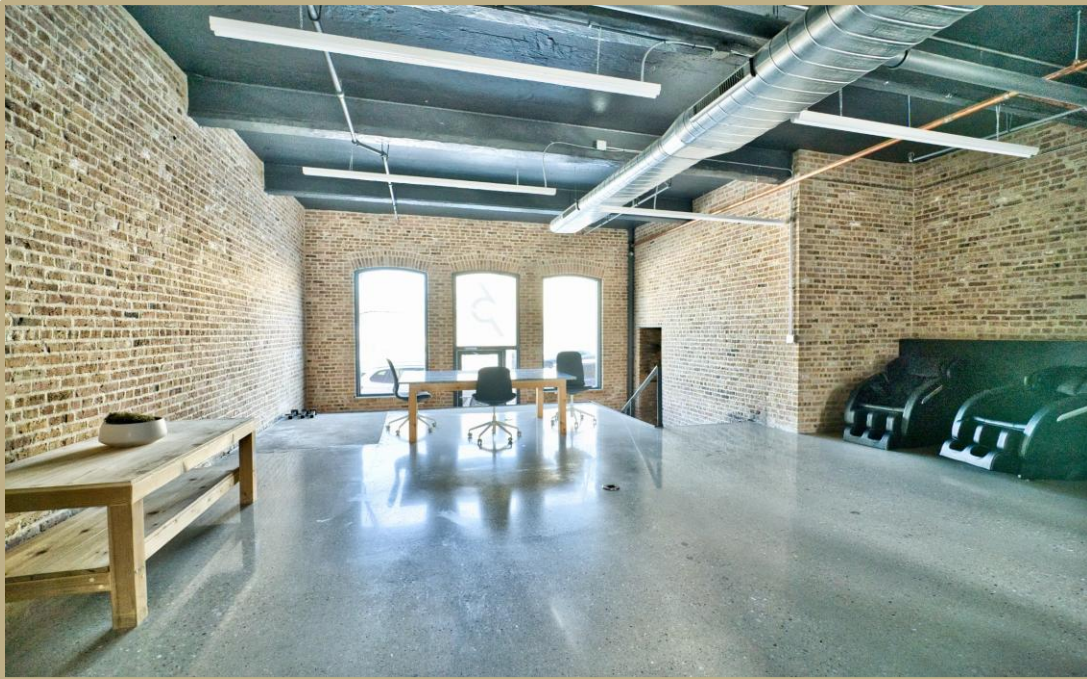
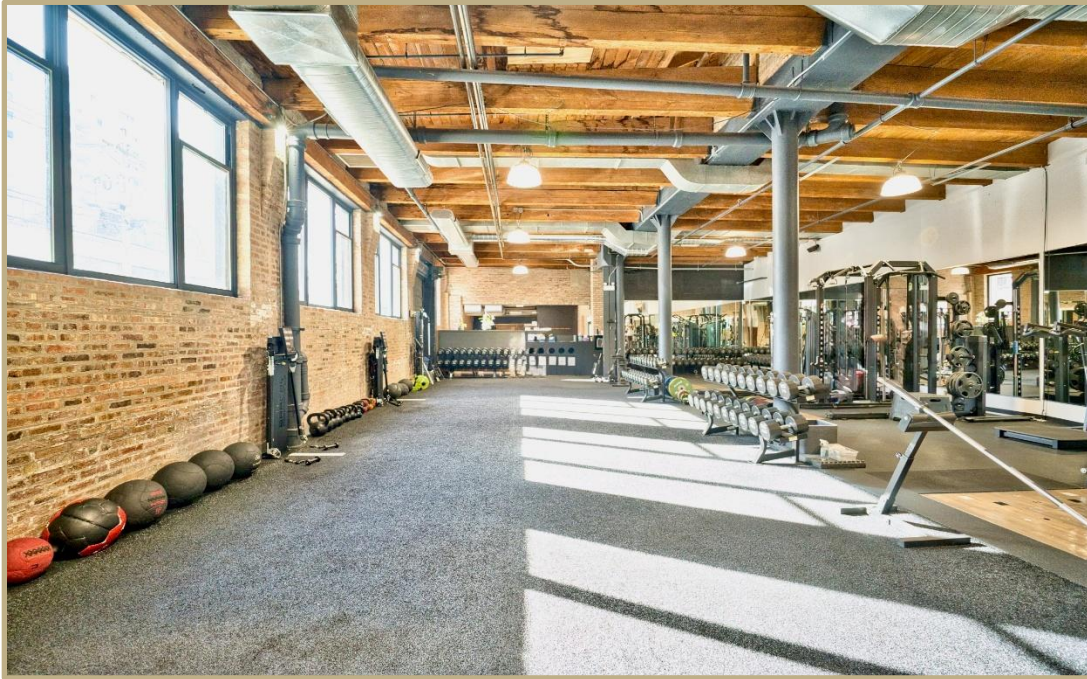
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