

1415-19 W Diversey Pkwy

11,300 SF BUILDING w/ PARKING
FOR SALE



The Opportunity

Goldstreet Partners presents the opportunity to purchase 1415-1419 West Diversey Parkway, situated in Chicago's Lincoln Park neighborhood. This property, soon to be vacated, spans 10,674 square feet and is primed for redevelopment or direct use.

With dual zoning (B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park District), the property caters to a diverse range of business activities. It currently houses a commissary kitchen, making it ideal for a food service business looking to capitalize on existing kitchen infrastructure. Alternatively, the site offers significant redevelopment potential to accommodate mixed-use development with retail, office, or residential units.

Key Facts

Current Tenant:	Rosebud Restaurants
Address:	1415-19 W Diversey Pkwy, Chicago, IL 60614
Year Built:	1929 w/ recent renovations to add 2nd floor offices.
Neighborhood:	Lincoln Park
Parking:	9 spaces
Land:	10,674 square feet (92-feet x 116-feet)
Building:	11,300 square feet (7,350 SF on Ground + 3,950 SF on 2nd Floor)
Zoning:	B3-2: Community Shopping District (1419 W Diversey); M1-2: Limited Manufacturing / Business Park District (1415 W Diversey)
Alderman:	Scott Waguespack (32nd Ward)
P.I.N.	14-29-302-020-0000 (1419 W Diversey); 14-29-302-054-0000 (1415 W Diversey)

AERIAL VIEW



SOUTHPORT AVE

DIVERSEY PARKWAY

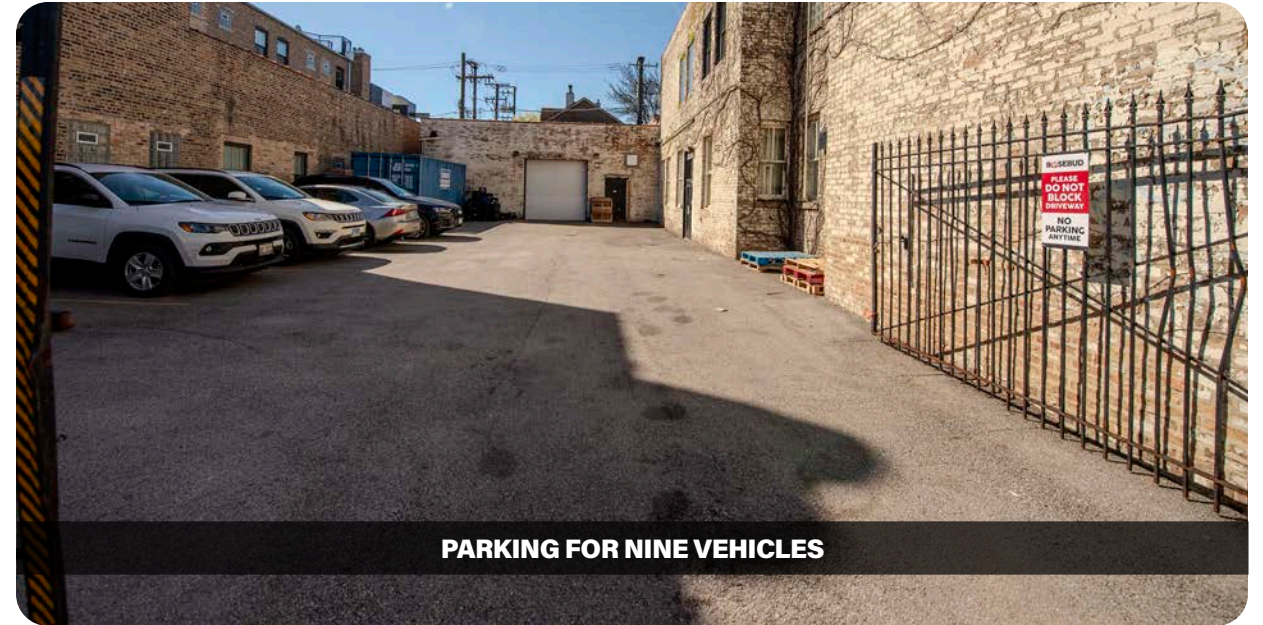
JANSEEN AVE

DIVERSEY PARKWAY

PROPERTY PHOTOS



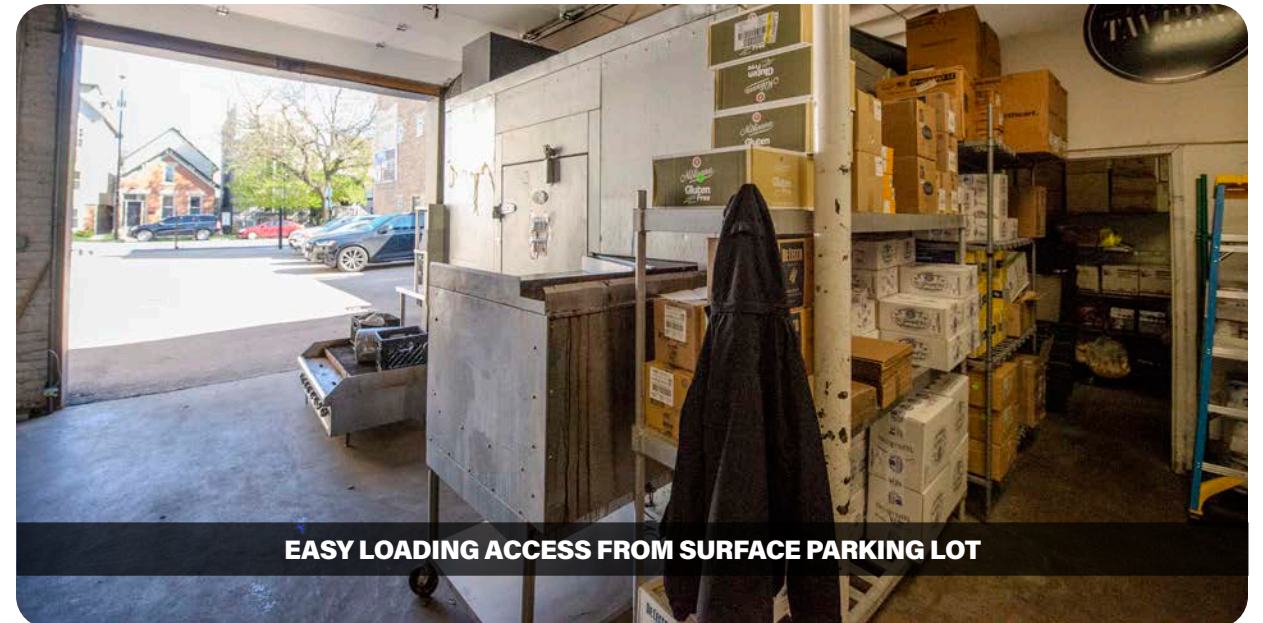
EXISTING COMMISSARY KITCHEN



PARKING FOR NINE VEHICLES

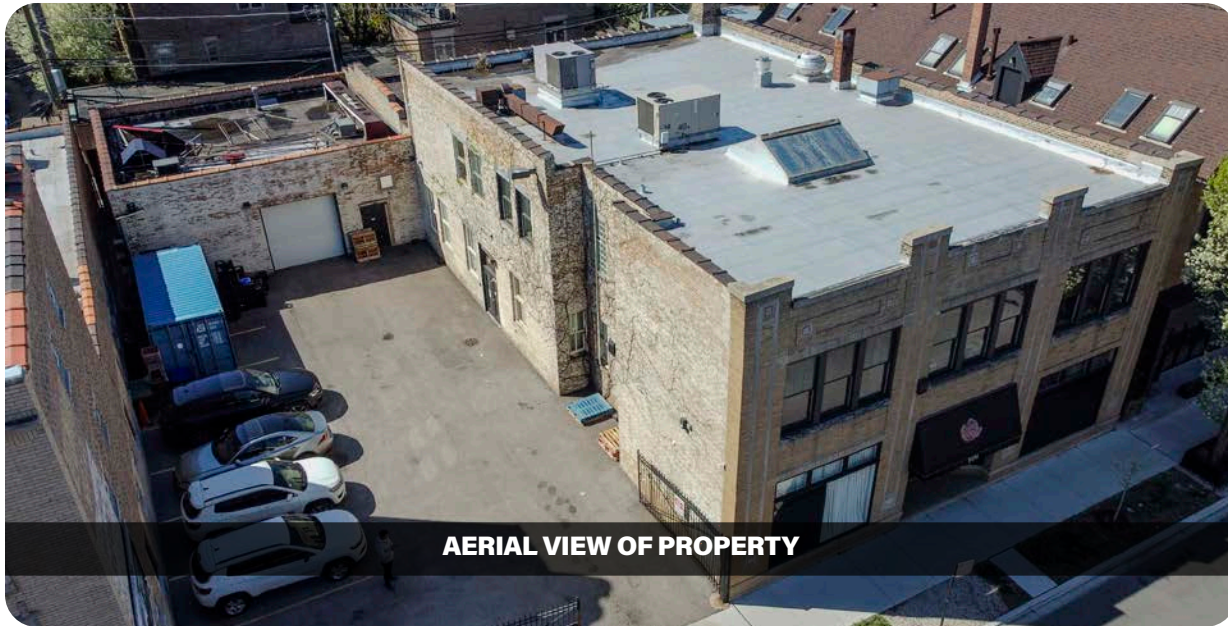


EXISTING COMMISSARY KITCHEN

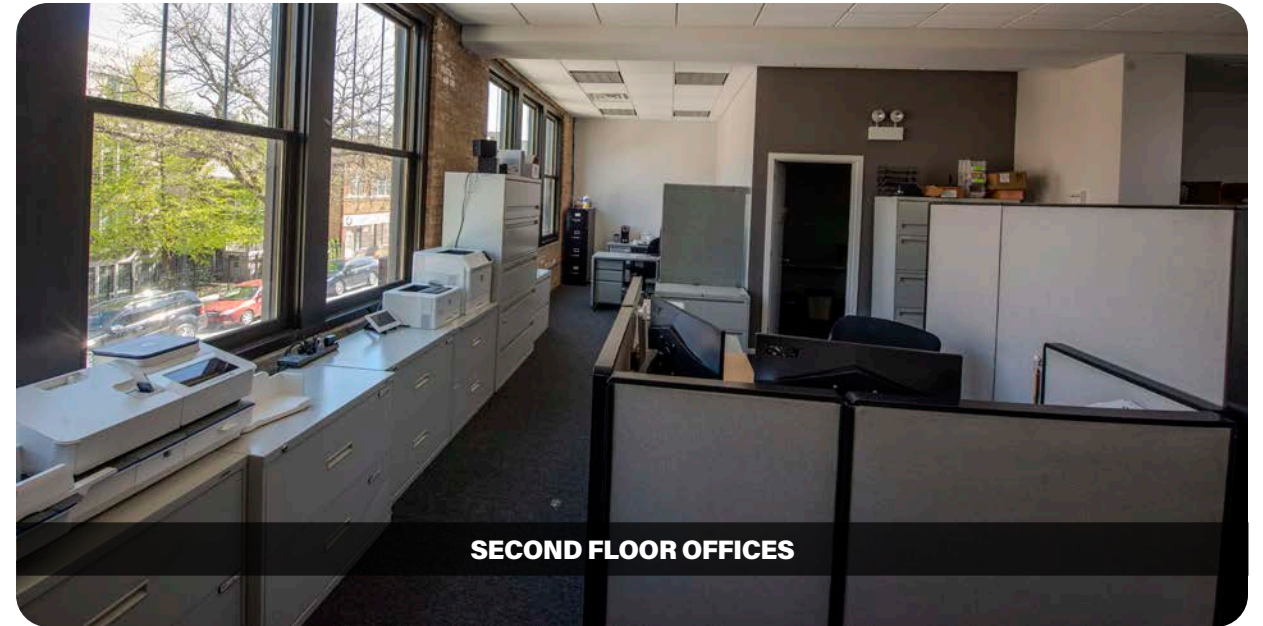


EASY LOADING ACCESS FROM SURFACE PARKING LOT

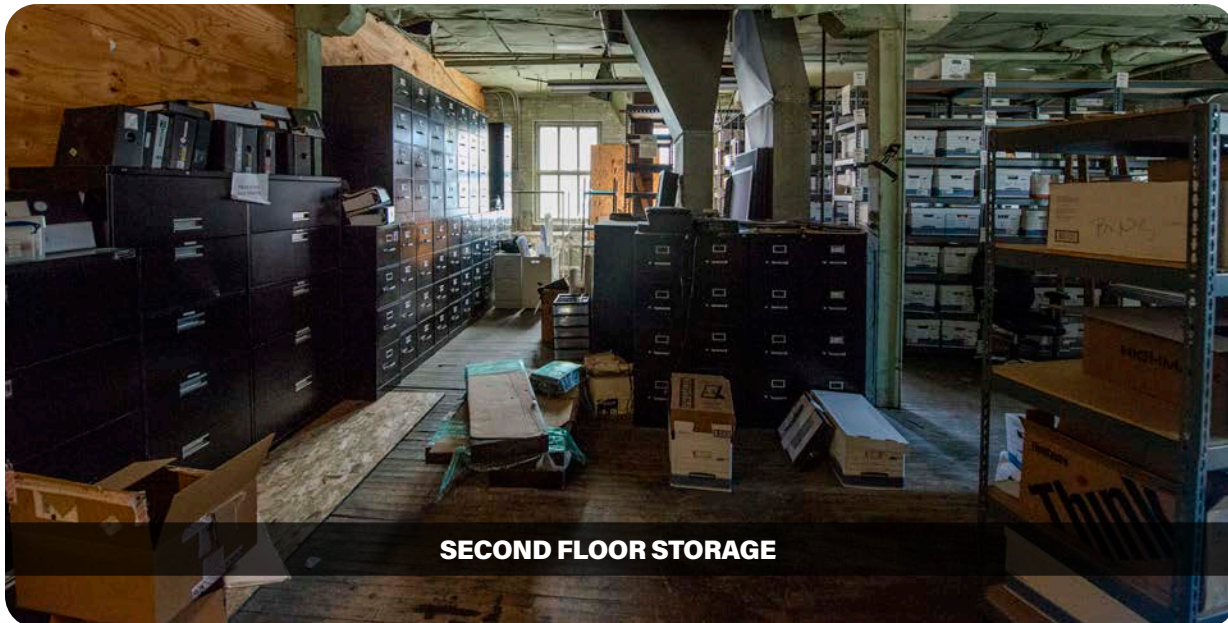
PROPERTY PHOTOS



AERIAL VIEW OF PROPERTY



SECOND FLOOR OFFICES



SECOND FLOOR STORAGE

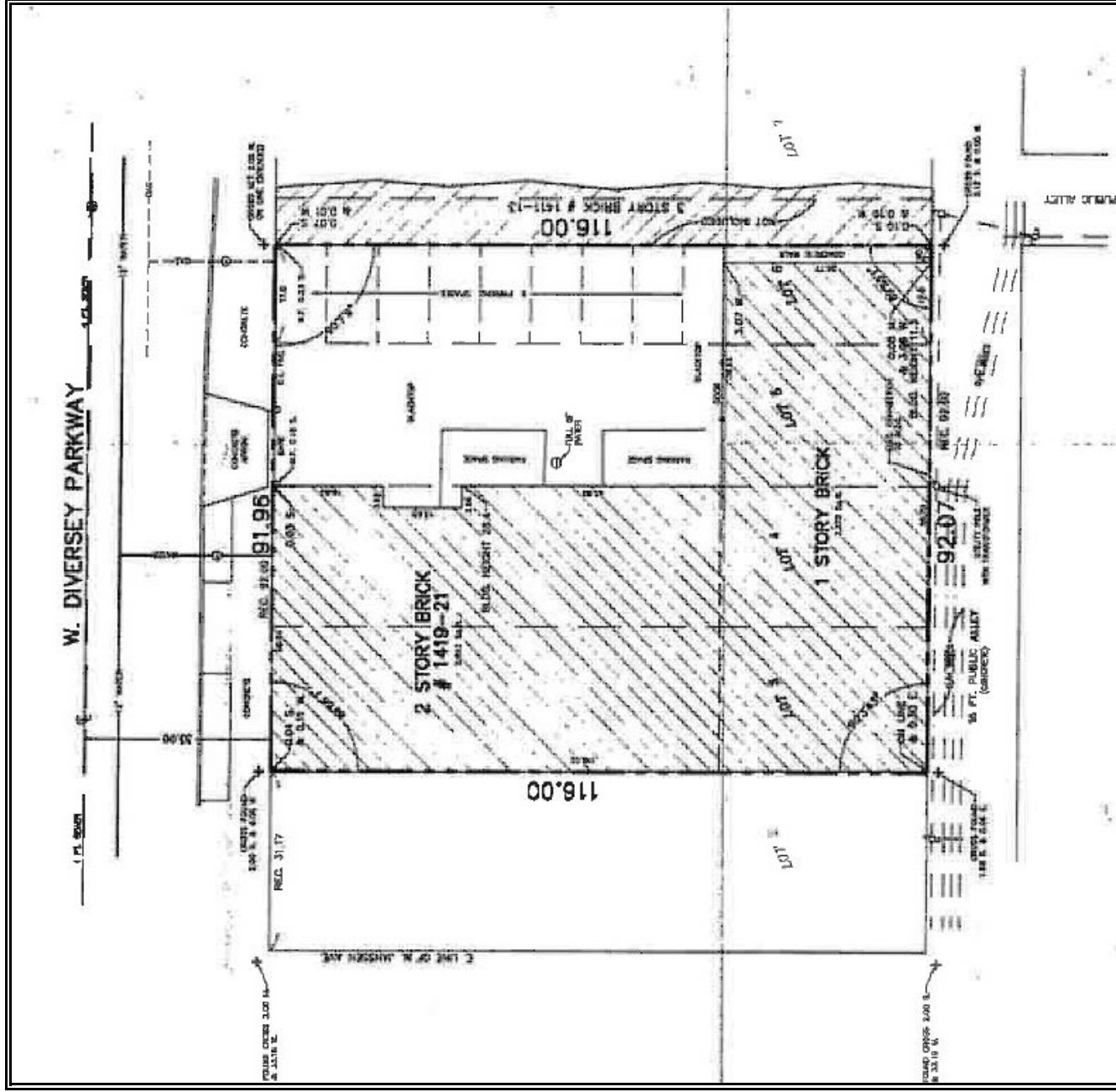


CURB VIEW OF BUILDING FRONTAGE

PLAT OF SURVEY

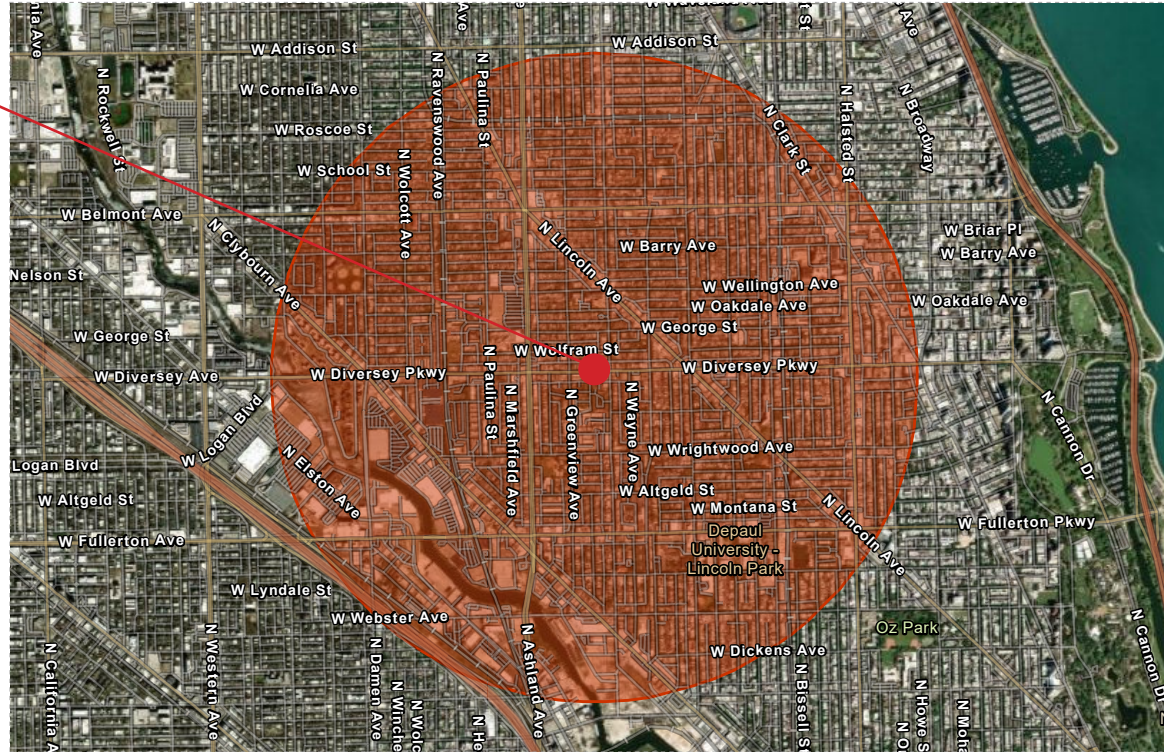
1500 W TAYLOR | CHICAGO, IL 60607

PLAT OF SURVEY

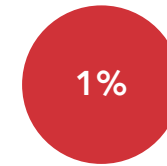


LOCATION

ONE MILE RADIUS / DEMOGRAPHICS



EDUCATION



No High School Diploma



3%

High School Graduate



86%

Bachelors/Grad/Prof Degree

EMPLOYMENT



91%

White Collar



3%

Blue Collar



6%

Services



Unemployment Rate

KEY FACTS



71,958

Total Population



32,410

Total Households



\$153,146

Median Household Income



Median Age

BUSINESS



2,932

Total Businesses



32,355

Total Employees

INCOME



\$113,644

Median Disposable Income



\$100,378

Per Capita Income



\$182,501

Median Net Worth

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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May 9, 2024

1415-1419 W Diversey Pkwy, Chicago, IL 60614 | Commissary w/ Office Building Available For Sale in Lincoln Park + Surface Parking | info@goldstreetre.com



GOLDSTREET

PARTNERS

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