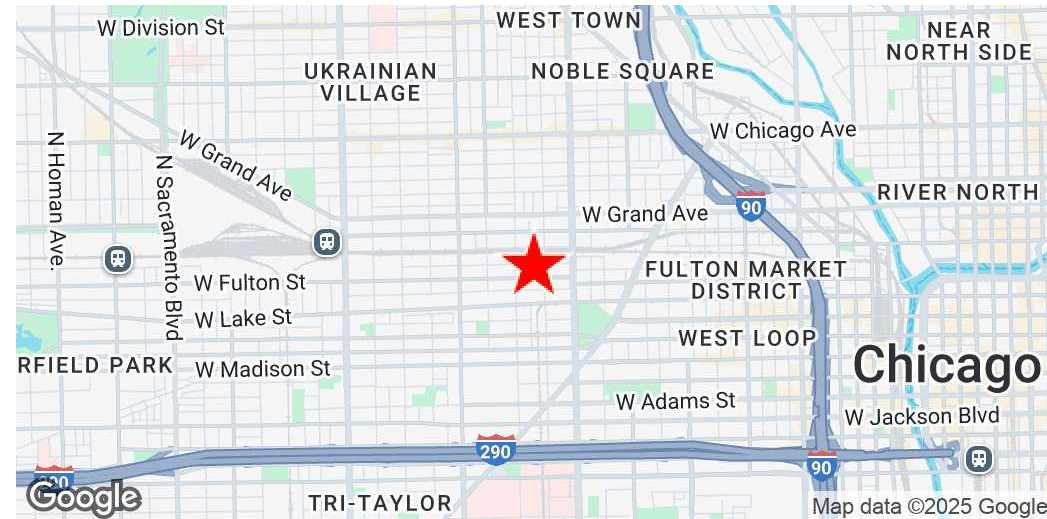


1724 W LAKE ST, CHICAGO, IL

Industrial | For Sale / Lease



OFFERING SUMMARY

| | |
|---------------------------|---------------------------------------|
| Sale Price: | Subject To Offer |
| Lease Rate: | \$6,250.00 per month (MG) |
| Building Size: | 3,000 SF |
| Lot Size: | 6,180 SF |
| Ceiling Height: | 15' |
| Drive-In Doors: | 3(12' x 12', 8' x 8', Partial Access) |
| Power: | 100 AMP 3-Phase |
| Zoning: | PMD 4A |
| Taxes(2023 paid in 2024): | \$15,260.00 |

PROPERTY OVERVIEW

1724-26 W Lake Street is now available for sale or lease. This clear-span, garage style, masonry building with an adjacent side yard/lot offers utility to a wide range of potential uses. Located on the southern fringe of eastern Kinzie Industrial Corridor, this property offers quick access to Fulton Market and the West Loop, is under one mile from I-90 and I-290 expressways, and is just 2.5 miles to I-55 Expressway.

Amenities include 15 foot ceilings, concrete floors with drains, an overhead rear 12' x 12' drive-in door, an 8' x 8' service door from the side lot, a front drive-in door with partial access, 100 amp, 3-phase power and full air-conditioning.

One block to the Green Line elevated train at Ashland Avenue.



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

HOWARD CAPLAN

312.337.4052 | hcaplan@ctkcp.com

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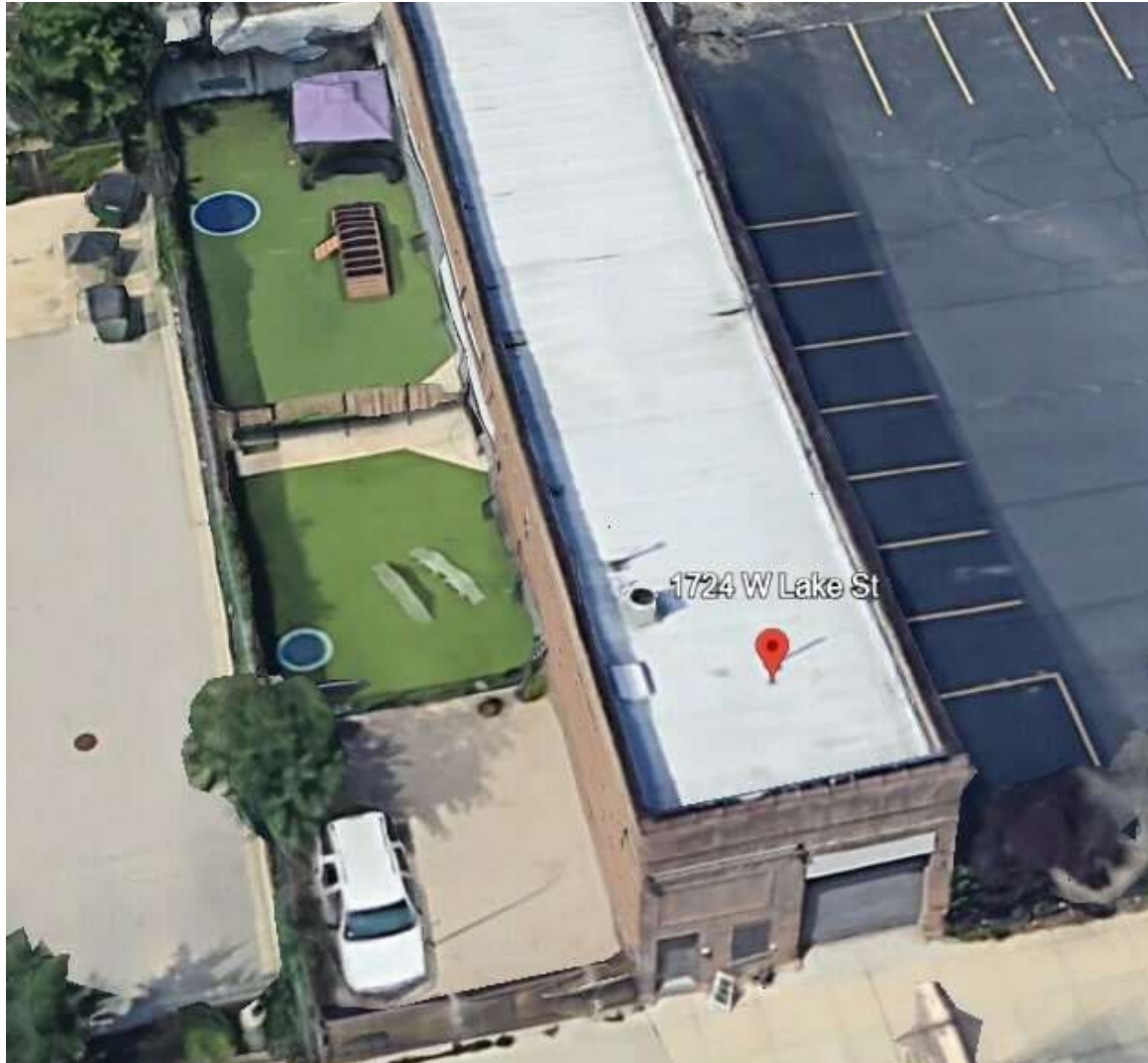
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Locate & Search

Identify Results

TSL Station
[More Info](#)

TSL Bus Route
[More Info](#)

Zoning Districts
PMD-4
Application Number : MA-1908
Ordinance Date : 9/18/2019
Ordinance Number : [SO2019-5606](#)

Planning Region
WEST

ADU Area
Northwest

Affordable Requirements (ARO)
ARO Community Preservation Area

PMD SubArea
4A

Zoning Map Index
Grid Index: 1-H
Zoning Map Page Number : 93B

80 Acre Page
[Open 80 Acre Page \(ese073914r\)](#)

PMD 4A Zoning



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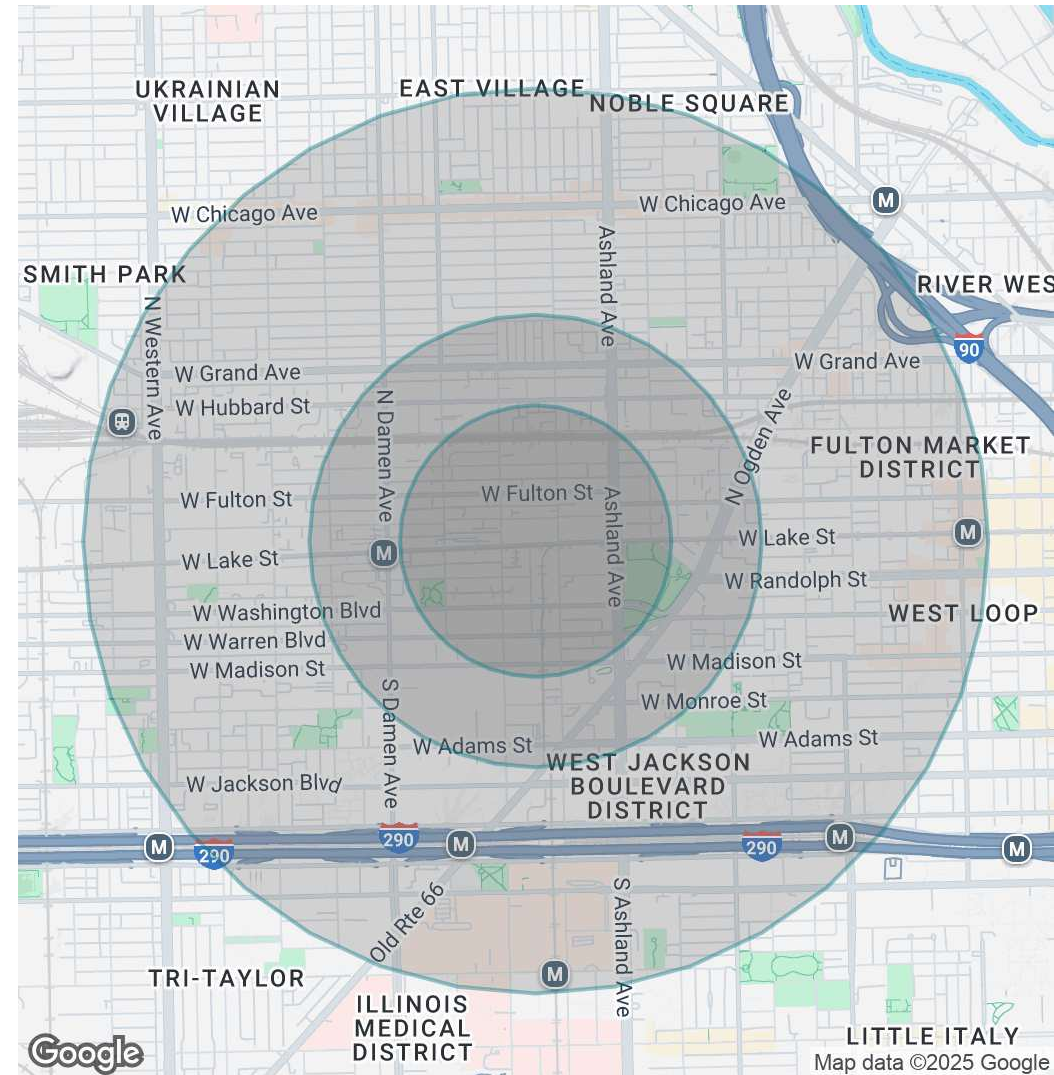
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,780 | 7,137 | 45,526 |
| Average Age | 40 | 38 | 36 |
| Average Age (Male) | 38 | 38 | 36 |
| Average Age (Female) | 40 | 38 | 36 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 897 | 3,658 | 22,851 |
| # of Persons per HH | 2 | 2 | 2 |
| Average HH Income | \$98,275 | \$135,670 | \$164,157 |
| Average House Value | \$499,207 | \$643,776 | \$691,730 |

Demographics data derived from AlphaMap



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