

1140 NORTH KOSTNER AVENUE, CHICAGO, IL

Warehouse/Manufacturing Building | For Sale



OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	36,500 SF
Floor Load:	Concrete
Ceiling Height:	12'-18'
Docks:	2
Sprinklered:	Yes
Taxes:	\$1.00/SF
Zoning:	PMD-9

PROPERTY OVERVIEW

36,500 SF Warehouse/Manufacturing Building for Sale in Chicago's Humboldt Park neighborhood. 3000 SF Office. High ceilings, heavy power and ample space. Two loading docks. Drive-in Door possible. This building is currently undergoing \$700,000.00 in improvements, including replacement of 75% of the roof and substantial improvements to the sprinkler system.

Ownership is in the process of obtaining an NFR Letter.

Low Taxes. Enterprise Zone Location. Possible 6 B.

Close proximity to Cicero Avenue and Division Street. Easy access to I-290 and I-90 expressways.



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.

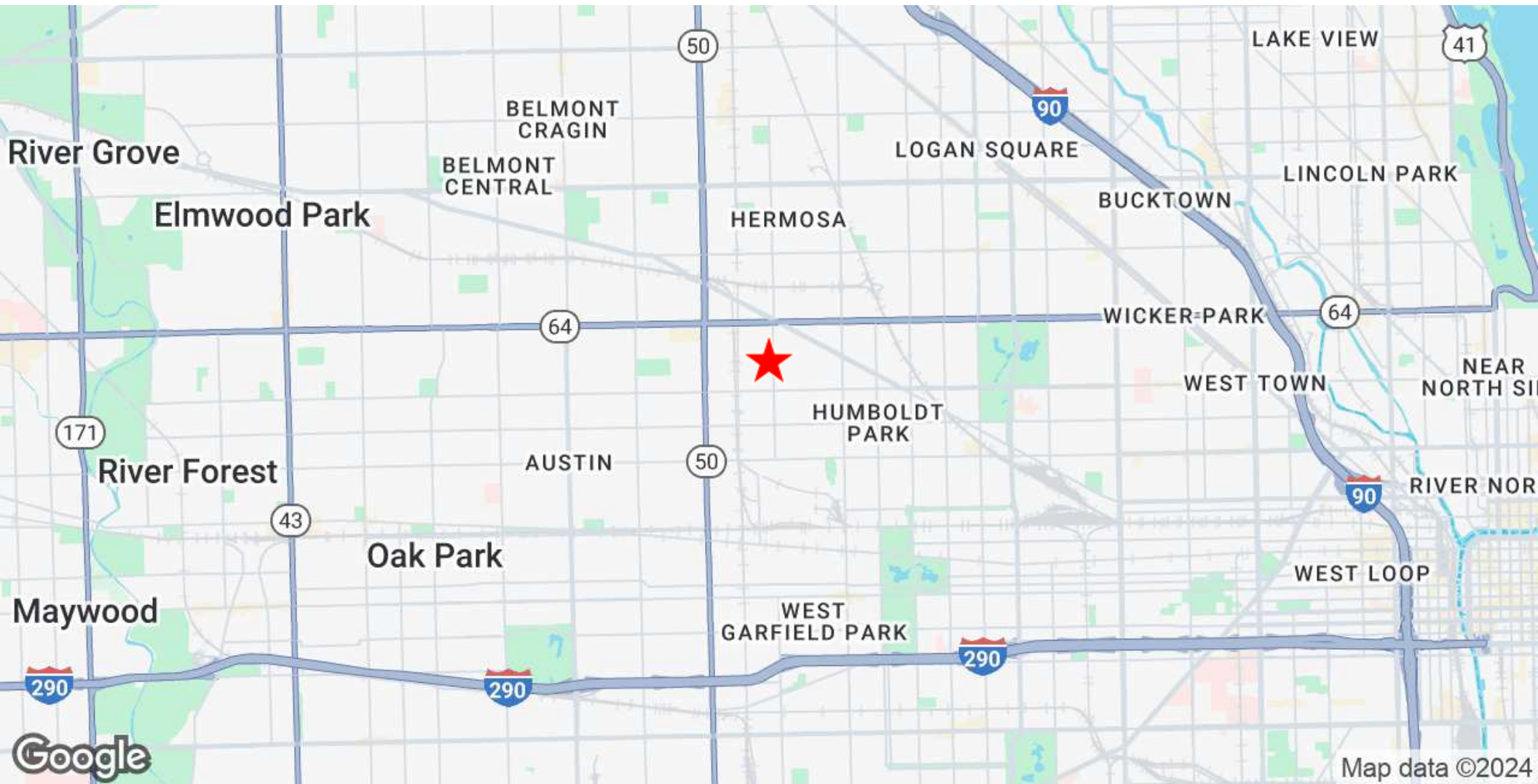
CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

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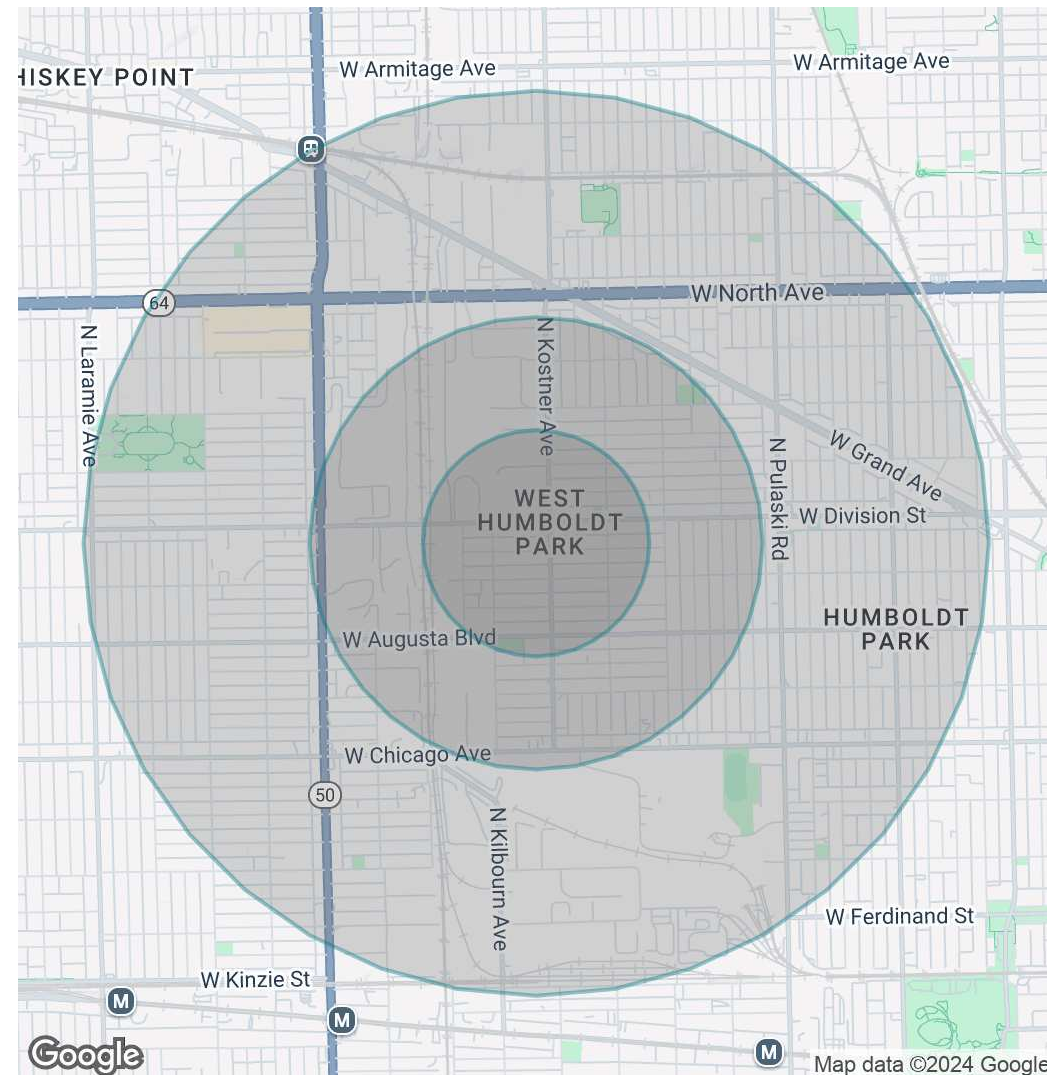
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,546	12,340	46,755
Average Age	22.7	26.9	32.2
Average Age (Male)	18.8	25.1	30.4
Average Age (Female)	28.6	31.1	33.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	934	3,536	15,480
# of Persons per HH	3.8	3.5	3.0
Average HH Income	\$47,410	\$49,728	\$47,624
Average House Value	\$216,857	\$199,056	\$176,886

2020 American Community Survey (ACS)



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