

OFFERING MEMORANDUM

# 1906-1908 N. Milwaukee Avenue

Chicago, IL 60647

*Where the northwest  
side comes together*

AT THE CROSSROADS OF  
BUCKTOWN, WICKER PARK,  
AND LOGAN SQUARE



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 **BAUM**  
REALTY GROUP

BAUMREALTY.COM

1906-1980 N. MILWAUKEE AVENUE

# Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale 1906-1908 N Milwaukee Avenue (the "Properties"), a rare assemblage opportunity of two adjacent buildings, internally connected, in one of Chicago's most dynamic commercial corridors.

The Property comprises existing single-story and two-story masonry, concrete, and steel structures totaling approximately 5,500 square feet situated on a 4,400 square foot site along the highly active North Milwaukee Avenue corridor.

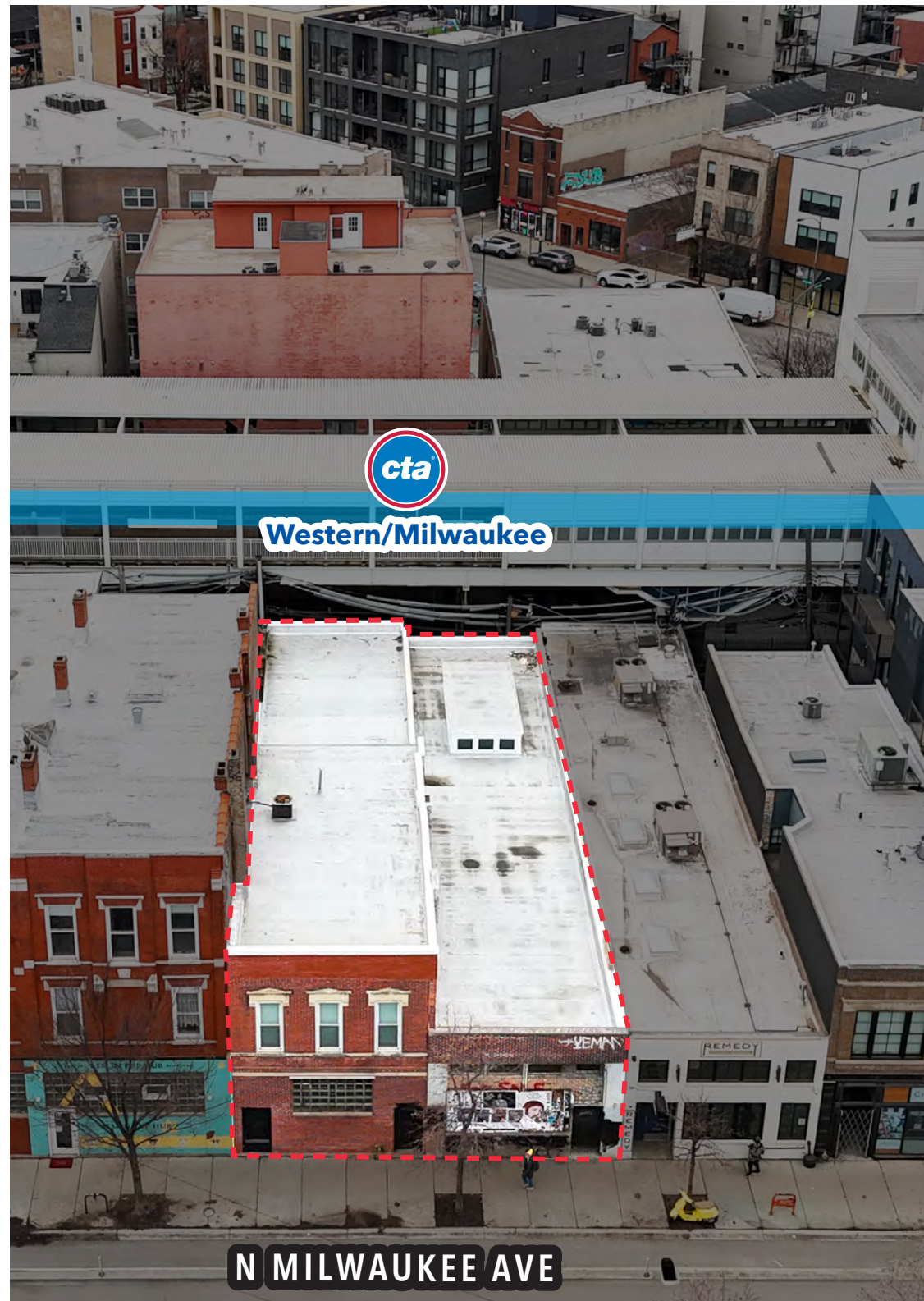


## Rare opportunity in a rapidly appreciating North Milwaukee Avenue corridor with adaptive reuse, development, and long-term investment upside

This offering presents a compelling value-add opportunity for investors and owner-users alike. The Properties' versatile configuration accommodates single or multi-tenant flex users seeking immediate occupancy, with 14' clear heights, heavy power capability, and live/work second floor space.

The substantial land footprint, along North Milwaukee Avenue with precedent set for zoning change, positions the site as an exceptional candidate for ground-up redevelopment.

Situated in the heart of where Bucktown and Wicker Park meet Logan Square - three of Chicago's most rapidly appreciating neighborhoods - the Property benefits from robust foot traffic, exceptional transit connectivity - steps to Western Avenue Blue Line and walking distance to Clybourn Metra Station, and proximity to the area's thriving restaurant, retail, and entertainment ecosystem.



## INVESTMENT HIGHLIGHTS

- 1 EXPOSED BRICK & TIMBER AESTHETIC**  
*Adaptive re-use potential*
- 2 RECENTLY RENOVATED**  
*2017 full tear-off roof and skylight replacement*
- 3 DEVELOPMENT OPPORTUNITY**  
*4,400 SF site opening up to ground up development opportunities*
- 4 CREATIVE LIVE/WORK SPACE**  
*1906 N. Milwaukee Avenue: second floor creative live/work loft space*
- 5 SINGLE TENANT AND/OR MULTI-TENANT POTENTIAL**
  - Internally connected
  - Two (2) drive in doors at grade
  - Single-bay warehouses: column free, clear-span

AT THE CROSSROADS OF BUCKTOWN, WICKER PARK, AND LOGAN SQUARE

# Where the Northwest Side Comes Together



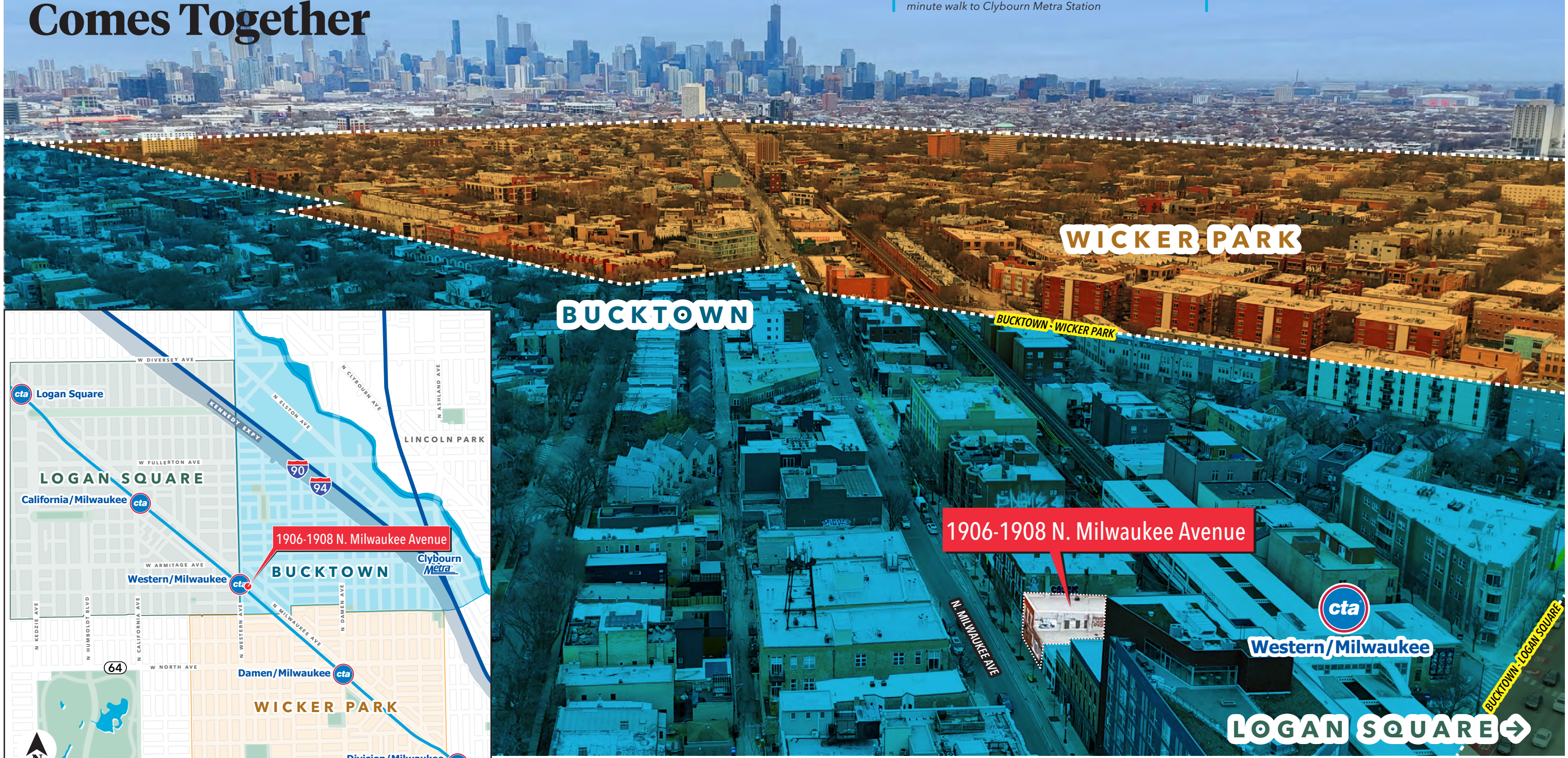
### EXCELLENT TRANSPORTATION ACCESS

Adjacent to Western Blue Line 'L' Stop, Milwaukee, Western and Armitage Bus Routes, and a 20 minute walk to Clybourn Metra Station



### EXCEPTIONAL COMMUTER CONVENIENCE

9.69/10 Transit Score and direct proximity to Chicago's urban core



NEIGHBORHOOD MAP

## PROPERTY

# Specifications

**PROPERTY ADDRESS:**

1906-1908 N. Milwaukee Avenue,  
Chicago, IL 60647

**PARCEL ID NUMBERS:**

14-31-308-007-0000;  
14-31-308-006-0000

**TOTAL LOT AREA:**

4,400 SF

**PROPERTY LOT DIMENSIONS:**

44' NW/SE x 100' NE/SW

**FRONTAGE:**

44' on N. Milwaukee Avenue

**BUILDING FOOTPRINT:**

4,400 SF

**EST. TOTAL BUILDING AREA:**

5,500 SF

**TOTAL NUMBER OF STORIES:**

1906 Building: One (1)

1908 Building: Two (2)

**BUILDING CONSTRUCTION:**

Masonry, Timber, & Concrete

**LOADING:**

1906 Building: 10' W x 12' H

1908 Building: Two (2) Drive in  
Doors at Grade 10' W x 10' H

**COLUMN SPACING:**

Clear Span (per building)

**CLEAR HEIGHTS:**

Bottom of Beams: 11'

Floor to Ceiling: 13' 6"

**POWER:**

1906 Building: 200 Amp / 3-Phase

1908 Building: 400 Amp / 3-Phase

**UTILITIES:**

Individually Metered (1906 / 1908)

**ZONING:**

M1-1

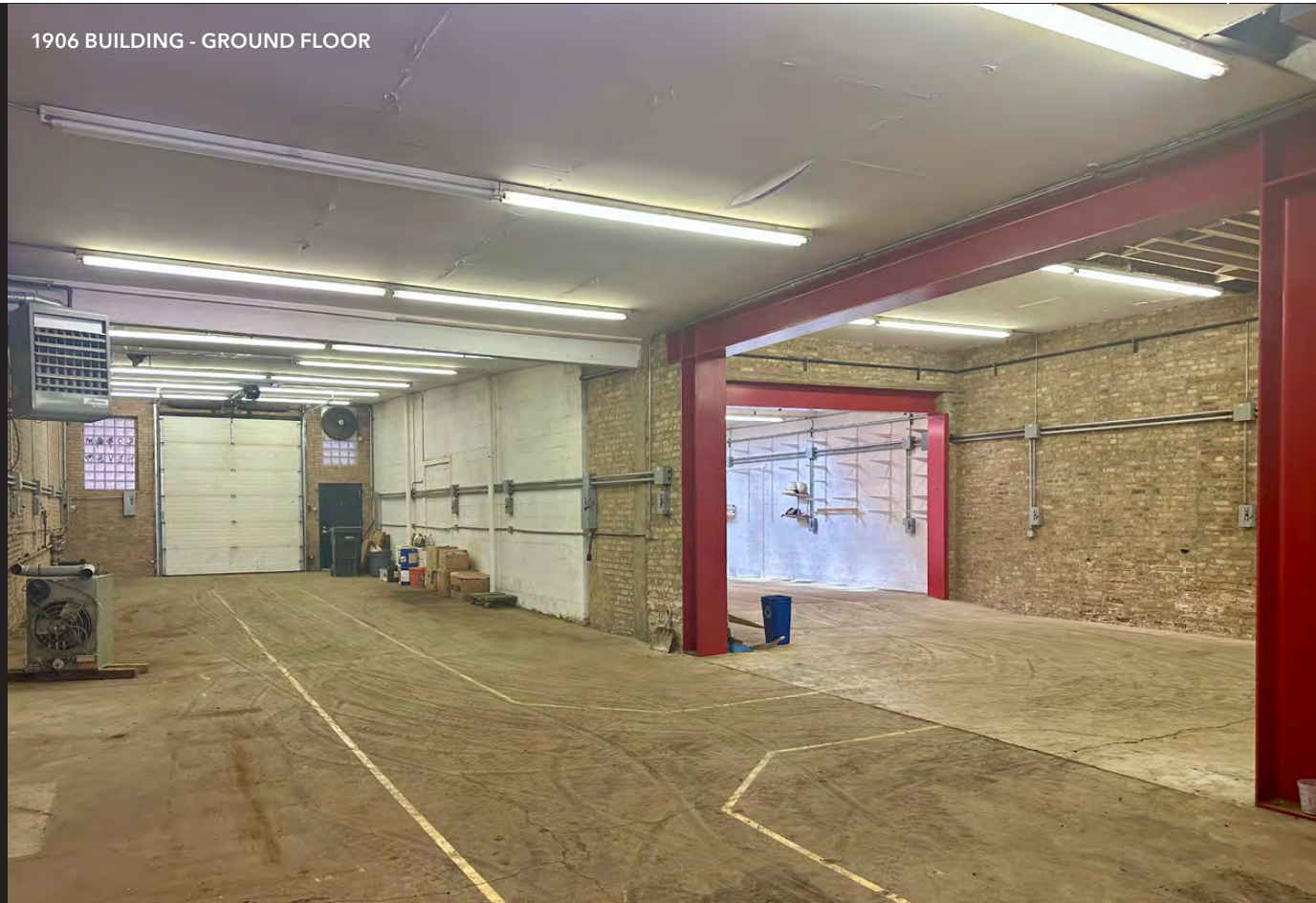
**2024 REAL ESTATE TAXES (PAYABLE IN 2025):**

\$24,383.62 (\$4.43/SF)



SPACE OVERVIEW  
**Interior Photos**

1906 BUILDING - GROUND FLOOR



1908 BUILDING

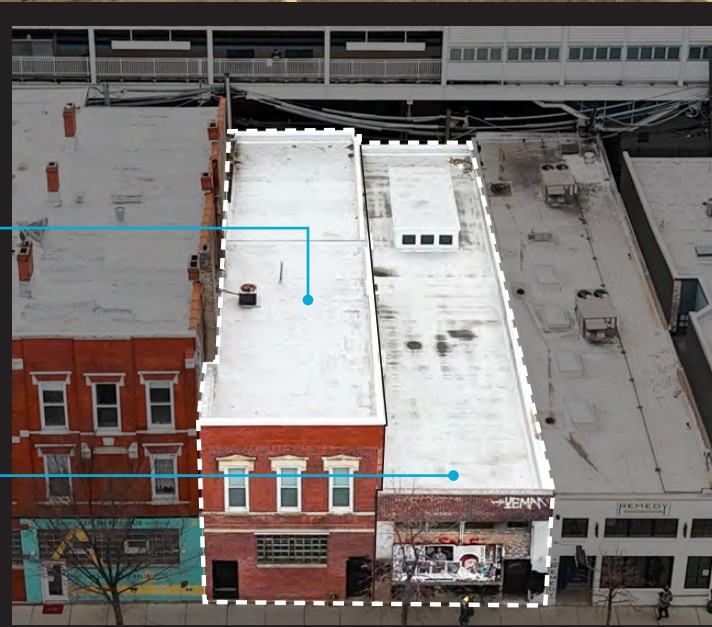


**1906 Building**

Total: 3,300 SF  
Ground Floor: 2,200 SF  
Second Floor: 1,100 SF

**1908 Building**

Total: 2,200 SF



1906 BUILDING - SECOND FLOOR



1906 BUILDING - SECOND FLOOR



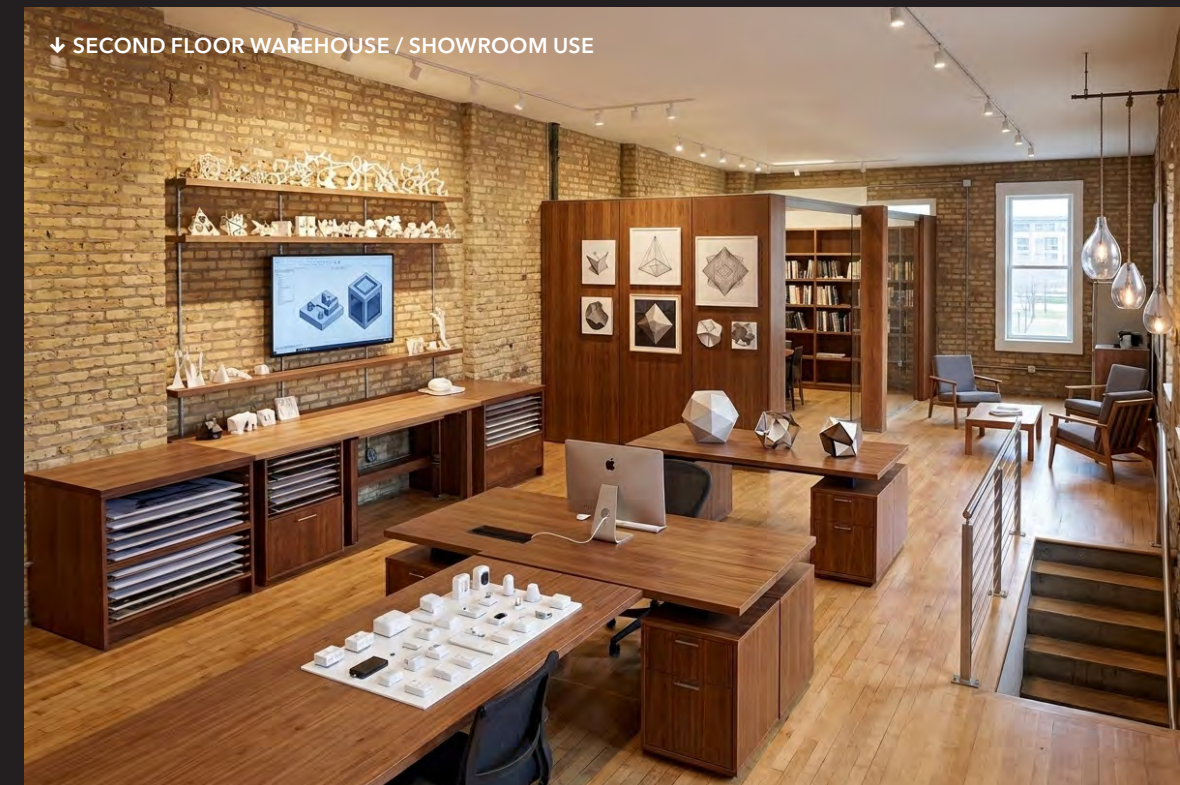
SPACE OVERVIEW  
Conceptual Renderings



↑ RESTAURANT / TAVERN USE ↓



↓ WAREHOUSE / SHOWROOM USE



↓ SECOND FLOOR WAREHOUSE / SHOWROOM USE

AI Generated Conceptual Renderings - Does Not Reflect Actual Conditions.

SITE OVERVIEW

# Location & Property Class

PROPERTY TAX CLASSIFICATION:

1906 BUILDING:

2.12 | Major Class 2, Mixed-use commercial/residential (10% level of assessment)

1908 BUILDING:

5.17 | Major Class 5A, One Story Commercial Building (25% level of assessment)

eTOD:

Under 1/2 mile to rail stop

ADU AREA:

1, 2, 3

PLANNING REGION:

Northwest

ARO INCLUSION AREA

Yes

COMMUNITY AREA

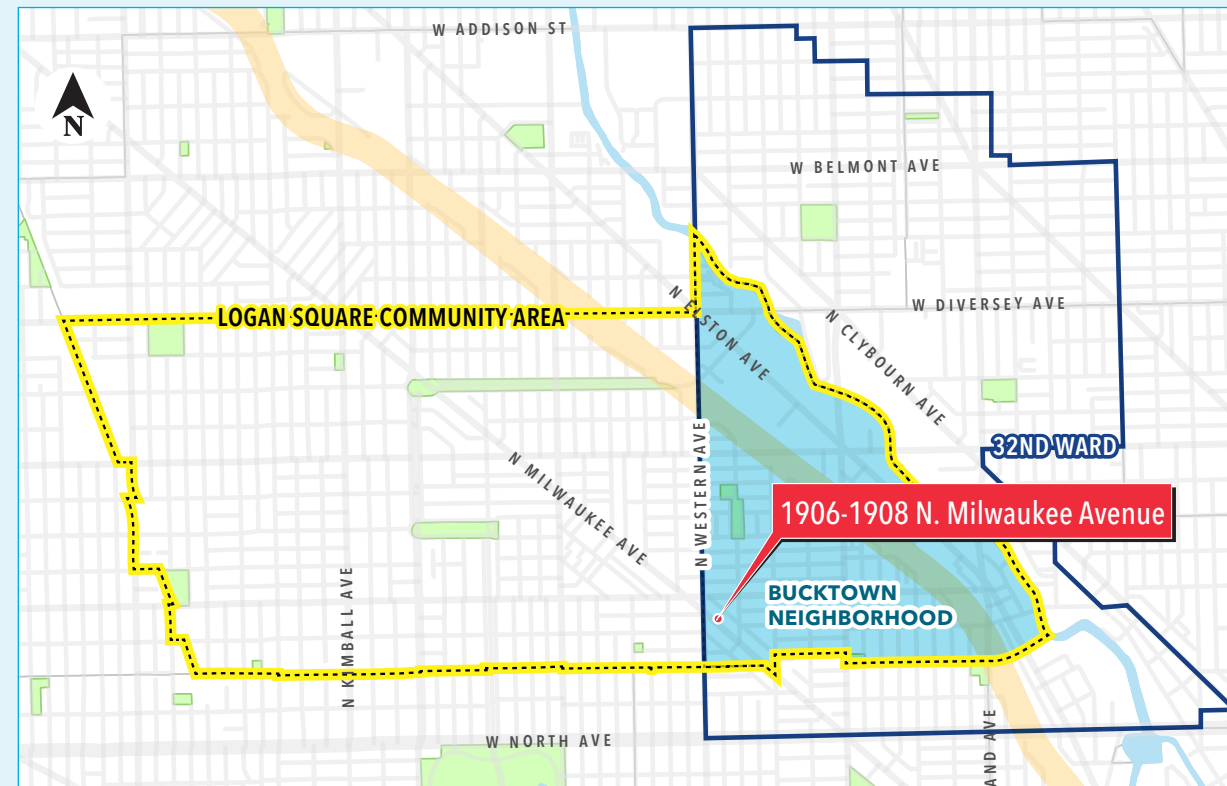
Logan Square

NEIGHBORHOOD

Bucktown

WARD | ALDERMAN

32 | Ald. Scott Waguespack



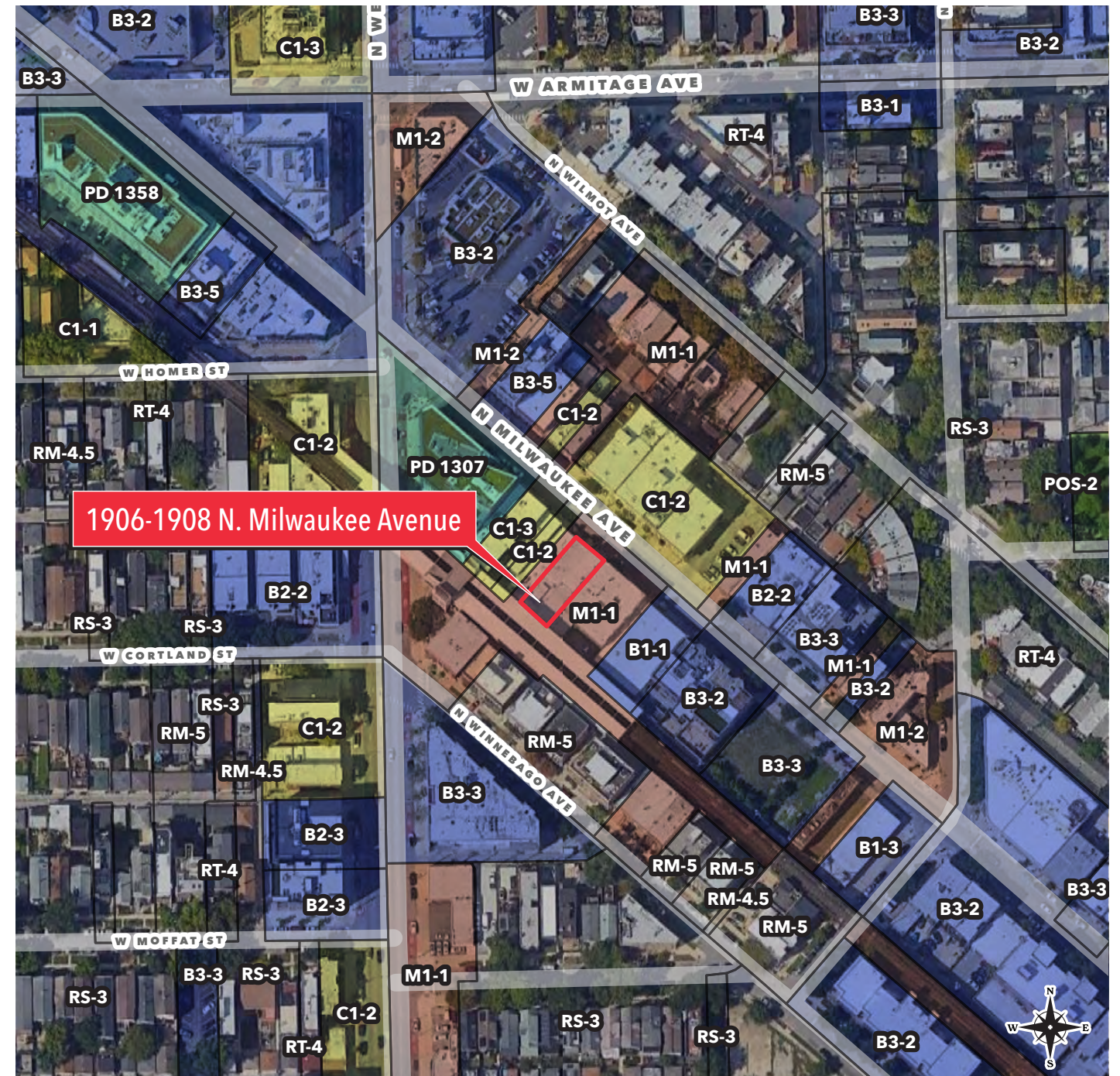
↑ COMMUNITY AREA, WARD, AND NEIGHBORHOOD BOUNDARIES



↑ PARCEL AERIAL

PROPERTY  
**Zoning Analysis**

	AS-IS	PROPOSED CHANGE
Zoning Classification:	M1-1	C1-3
General Description:	Manufacturing	Neighborhood Commercial District
Primary Purpose:	<i>To accommodate low-impact manufacturing, wholesaling, warehousing and distribution activities that occur within enclosed buildings. The district is intended to promote high-quality new development and reuse of older industrial buildings.</i>	<i>To accommodate a very broad range of small-scale, business, service and commercial uses</i>
Lot Size (SF):	4,400	4,400
Floor to Area Ratio (FAR):	1.2	3.0
Maximum Area allowed per FAR (SF x FAR):	5,280	13,200
Maximum Unit Count:	N/A	11
Minimum Required Commercial Ground Floor Area (SF):	N/A	1,100
Residential Allowed:	N/A	Above Ground Floor
Front Setbacks:	None	None
Floor-to-Floor Hts of Ground Floor Space:	13'	13'
Minimum Lot Area	<i>Dwelling Units:</i> N/A	400
Per Unit	<i>Efficiency Units:</i> N/A	300
	<i>Per SRO Units:</i> N/A	200
Maximum Number of Efficiency Units (With no eTOD):	N/A	20%
Percentage ARO:	N/A	20%   60% AMI 16%   50% AMI 13%   40% AMI 10%   30% AMI
Maximum Building Height (feet):	N/A	55'



↑ ZONING MAP

NORTH MILWAUKEE AVENUE CORRIDOR

# Unbeatable Location



NEARBY POINTS OF INTEREST INCLUDE:

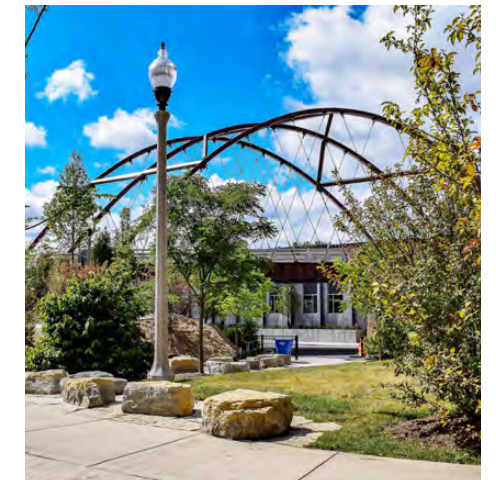
CTA WESTERN BLUE LINE · **MARGIE'S CANDIES** · ZEN YOGA GARAGE · **THE 606** · ESKELL · SMALL CHEVAL  
**THE STOP ALONG** · DARK MATTER COFFEE · ELECTRIC MUD · THE LINCOLN LODGE · SILOM 12  
**LIFE ON MARZ COMMUNITY CLUB** · MAP ROOM · KYOTEN NEXT DOOR · BOU-K · UPRISE SKATE SHOP ·  
 YOLK · **IPSENTO COFFEE** · REMEDY · ALDI · **ROYAL PALMS SHUFFLE BOARD CLUB** · GREEN EYE · ESKELL  
 AND MANY MORE...



↗ THE STOP ALONG



↗ MARGIE'S CANDIES



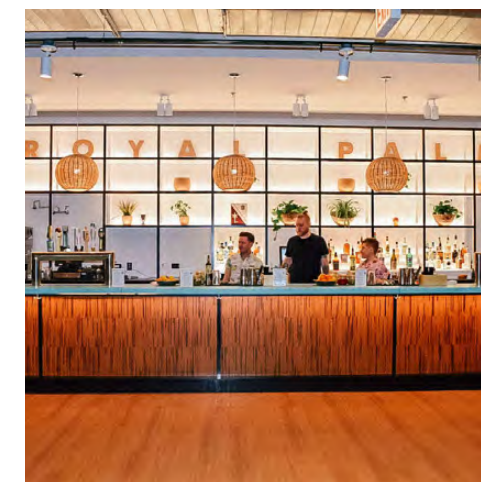
↗ THE 606



↗ LIFE ON MARZ



↗ IPSENTO COFFEE



↗ ROYAL PALMS

RAPIDLY APPRECIATING CORRIDOR

# North Milwaukee Avenue



**HIGH GROWTH CORRIDOR**

Since 2017, the North Milwaukee Avenue corridor between the Damen and Logan Square Blue Line stations has seen significant growth, with an estimated 2,800 apartments delivered or under construction. Current high-profile projects, including the Congress Theater restoration, the Hollandar Building repositioning, and the planned Trader Joe's, continue to drive investment and reinforce long-term growth.

**DEMOGRAPHIC SUMMARY (1 MI RADIUS)**

POPULATION	<b>59,934</b>	DAYTIME POPULATION	<b>51,890</b>
AVG. HOUSEHOLD INCOME	<b>\$177,862</b>	MEDIAN AGE	<b>33.5</b>



**AMPLE PUBLIC TRANSIT**

Nearby transit includes CTA Blue Line, Metra Clybourn Station (UP-NW & UP-N), and 3 CTA bus routes



**BICYCLE SUPER HIGHWAY**

An estimated **2,400+** bicyclists traverse Milwaukee Avenue daily.



4 MIN

To Brown & Purple Lines by CTA Armitage Bus (56)

14 MIN

To the Loop on the CTA Blue Line

30 MIN

To O'Hare International Airport on the CTA Blue Line

23 MIN

To Lincoln Square via CTA Western Express Bus (X49)

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