

**PRICE REDUCED!** FOR SALE  
2-Story Mixed-Use Building on Howard St.

1727 Howard St.  
Evanston, IL 60202



Mixed-use building with office storefront and one apartment (3-bedroom/2-bathroom).

- Apartment is occupied and generating gross income of \$33,600 annually.
- Storefront to be vacated after August 2026.
- Patio in rear and room for a couple of parking spaces.
- Buses in front.
- Walking distance to area restaurants.

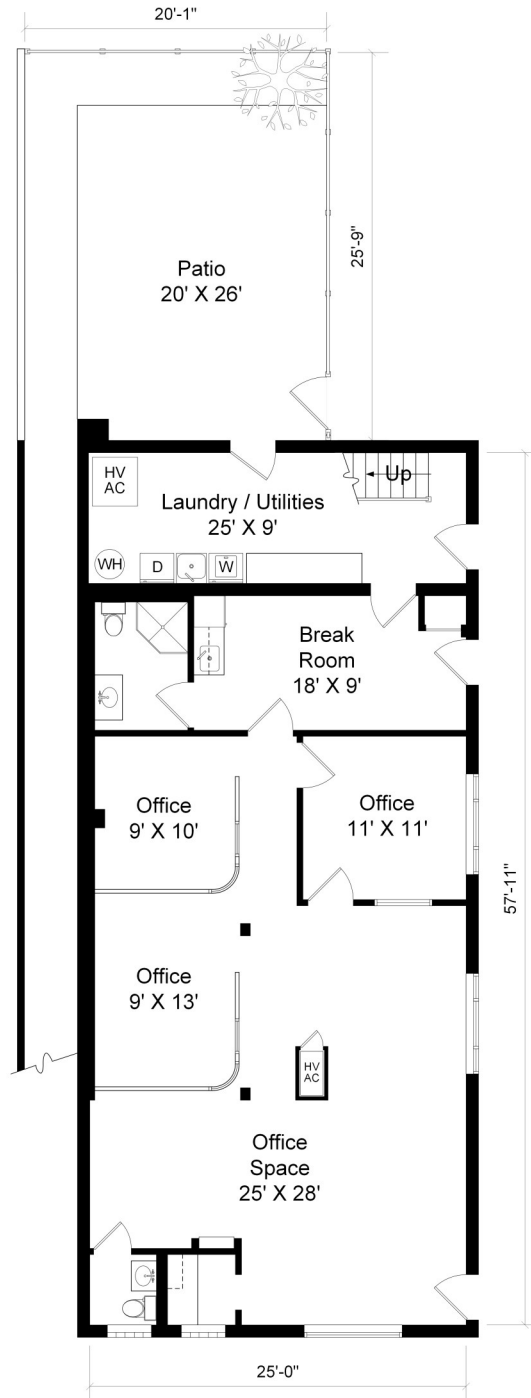
<b>SALE PRICE:</b>	<del>\$625,000</del> \$549,000
<b>BUILDING SIZE:</b>	3,178 SF
<b>LOT SIZE:</b>	5,500 SF
<b>STOREFRONT:</b>	1,589 SF
<b>APARTMENT:</b>	3-bed/2ba
<b>ROOF:</b>	10 Years Old
<b>ZONING:</b>	B3-1
<b>TAXES (2024):</b>	\$13,934.56
<b>PIN #:</b>	10-25-220-128-0000

**CONTACT** MJ Weinberger  
773 736 3600 Office  
847 334 2587 Mobile  
mj@straussrealty.com

**STRAUSS**  
REALTY, LTD.

# Floor Plan

## 1st Floor

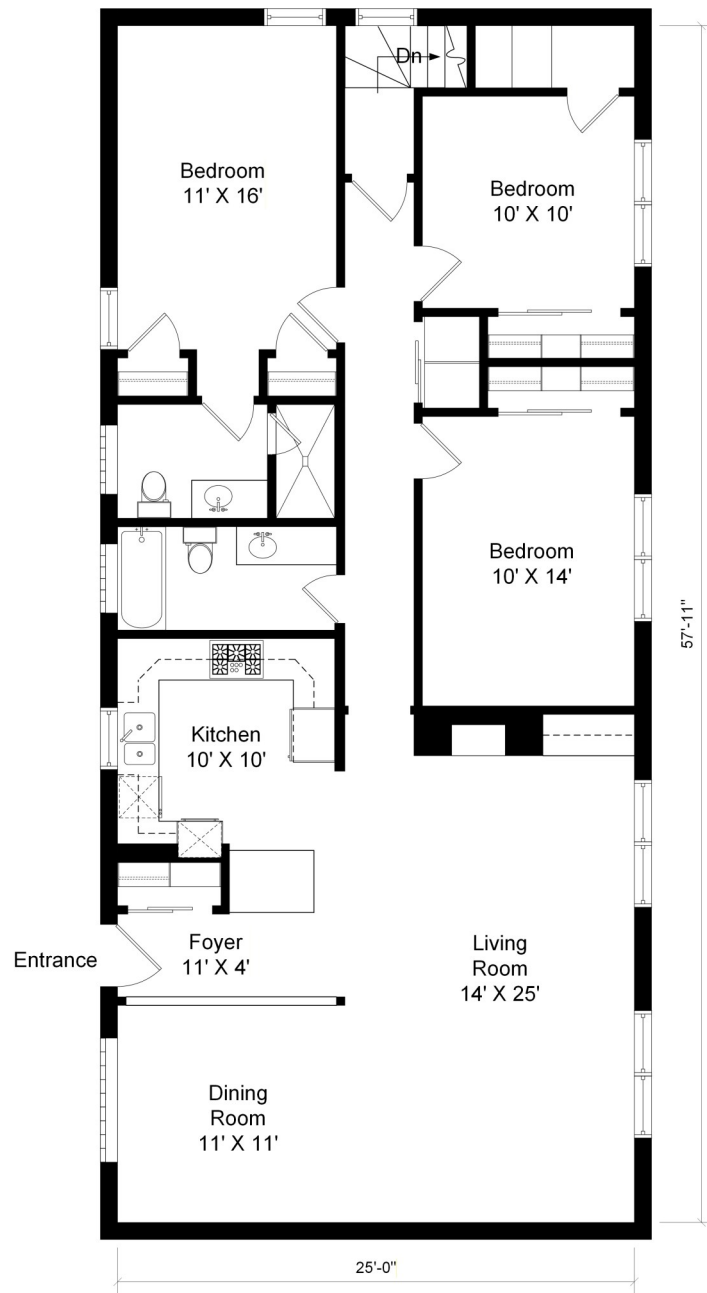


**CONTACT** MJ Weinberger  
773 736 3600 Office  
847 334 2587 Mobile  
mj@straussrealty.com



# Floor Plan

## 2nd Floor



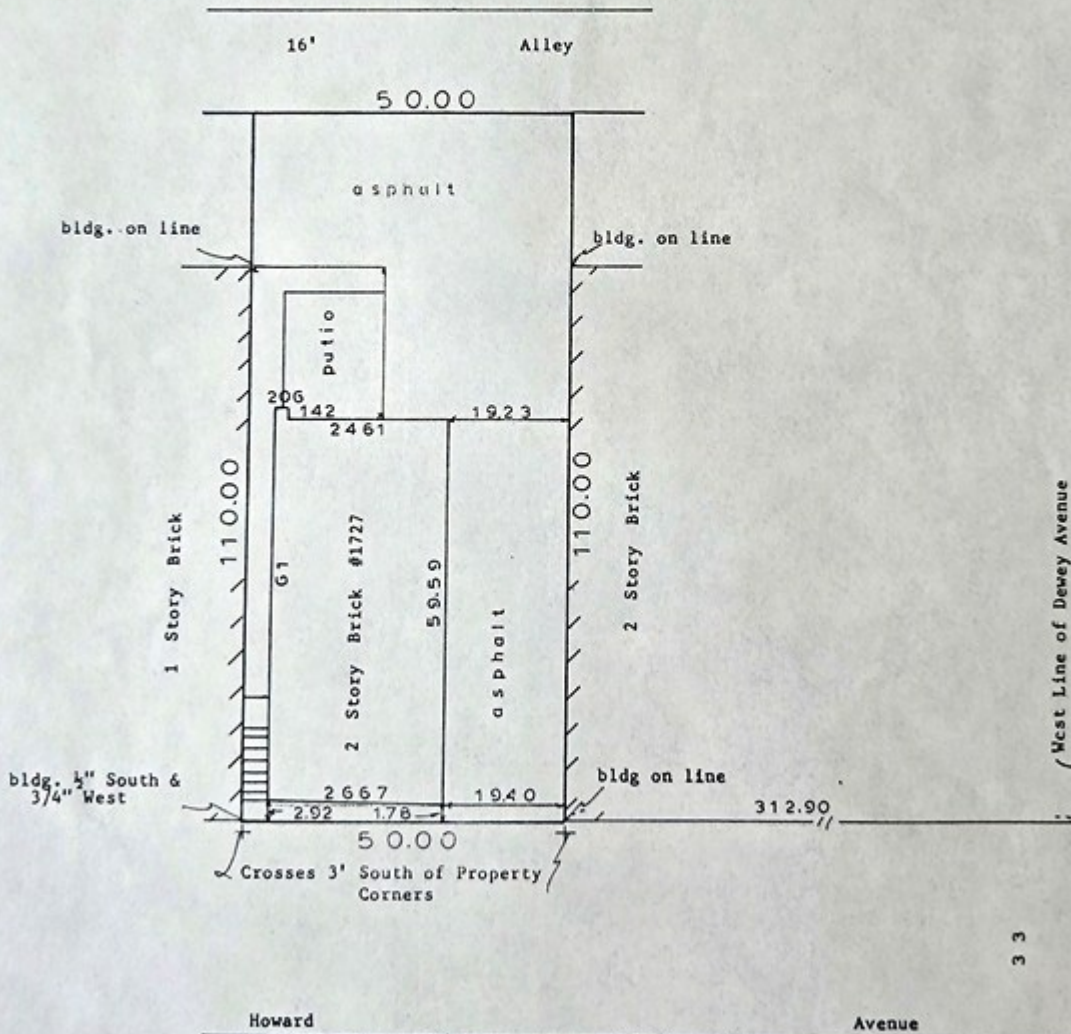
### CONTACT

MJ Weinberger  
773 736 3600 Office  
847 334 2587 Mobile  
mj@straussrealty.com



# Plat of Survey

The West 10 feet of Lot 33, all of Lot 34 and Lot 35 (except the West 10 feet thereof) in Tennes' Subdivision in the Southwest quarter of the Northeast quarter of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: the East half of the West 11.976 chains of the South 8.35 chains of the Northeast quarter of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian; also a strip of land lying North of the North line of the above described tract and South of the South line of First Addition to Arthur Dunas Howard Avenue Subdivision as laid out and occupied; also a strip of land lying East of the East line of the West 11.976 chains and South of the South Line of First Addition to Arthur Dunas Howard Avenue Subdivision and West of the West Line of Engel's Addition to Evanston, as laid out and occupied, in Cook County, Illinois.



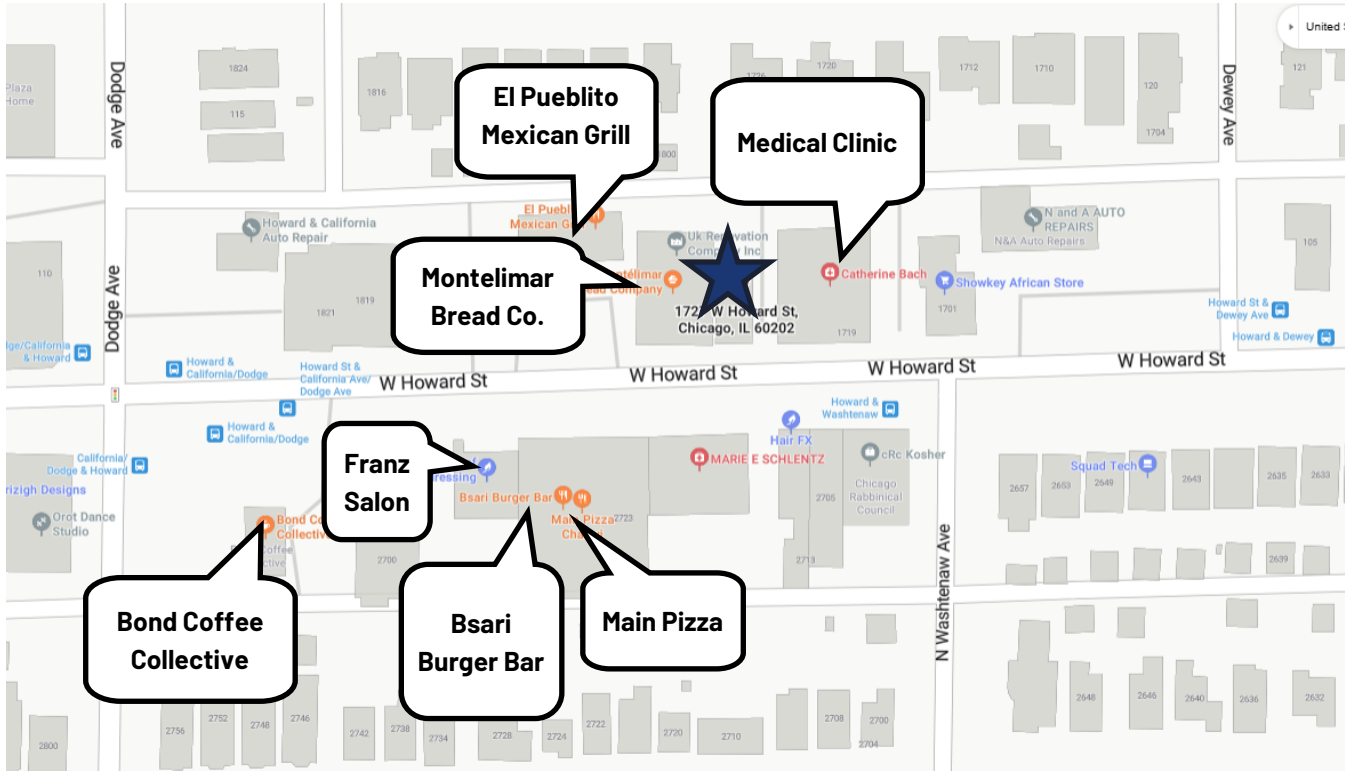
33

**CONTACT**

MJ Weinberger  
773 736 3600 Office  
847 334 2587 Mobile  
mj@straussrealty.com



# Map



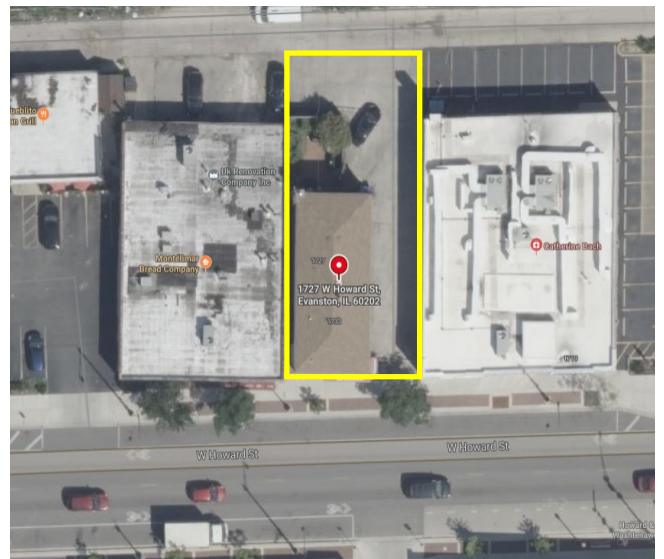
# Demographics

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	40,720	171,365	314,371
Median Age	40.1	39.5	39.1

HOUSEHOLDS	1 MILE	2 MILES	3 MILES
Total Households	14,995	66,997	125,803
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$110,625	\$103,694	\$105,630
Median HH Income	\$85,481	\$76,651	\$75,402

# Aerial



\*Demographic data derived from 2024 Estimates by Costar Research

**CONTACT** MJ Weinberger  
773 736 3600 Office  
847 334 2587 Mobile  
mj@straussrealty.com



# Apartment

1727 Howard St.  
Evanston, IL 60202



**CONTACT** MJ Weinberger  
773 736 3600 Office  
847 334 2587 Mobile  
mj@straussrealty.com

**STRAUSS**  
REALTY, LTD.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

# Office

1727 Howard St.  
Evanston, IL 60202



## CONTACT

MJ Weinberger  
773 736 3600 Office  
847 334 2587 Mobile  
mj@straussrealty.com

**STRAUSS**  
REALTY, LTD.