



Downtown Chicago
Distance: 11 Miles

Lake Michigan



Uptown

Edgewater

2.38-Acre Lot &
27,000 SF Building
FOR SALE

SITE

N WESTERN AVE

W TOUHY AVE

Rogers Park

2424 W TOUHY AVE
CHICAGO, IL

Urban Redevelopment Or Building Reuse Opportunity



FLEXIBLE B3-2 ZONING ALLOWING RESIDENTIAL, RETAIL, OFFICE & HOSPITALITY USES

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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2424
W TOUHY
AVENUE



T A B L E O F
contents

- 01** EXECUTIVE SUMMARY
- 02** OFFERING OVERVIEW
- 03** ZONING SUMMARY
- 04** EXISTING BUILDING & FLOOR PLAN
- 05** AREA OVERVIEW

CBRE

01

EXECUTIVE SUMMARY



Rogers Elementary School

Rogers Park

2424

W TOUHY AVENUE

EVATE CARE





THE OFFERING

CBRE, Inc., as the exclusive advisor, is pleased to present a rare opportunity to acquire a 2.38-acre site for redevelopment or existing building reuse/repositioning in West Ridge, a north-side neighborhood of Chicago. Formerly home to the YMCA High Ridge, the Property now offers an exceptional redevelopment opportunity.

Located at 2424 W Touhy Avenue, the site includes a +/- 27,000 SF building on 2.38 acres. Zoned B3-2, it permits a wide range of uses including residential, retail, medical office, hotel, and mixed-use development. With a floor-area ratio of 2.2, the property allows for up to 228,000 SF of buildable floor area. Alternatively, the buildings and large parking fields may be an ideal fit for an array of reuses - religious, educational, sports, fitness, medical, etc.

Strategically positioned at the high-visibility intersection of Touhy Avenue and Western Avenue, the property offers excellent connectivity—28 minutes to Downtown Chicago, 13 minutes to Evanston, and 10 minutes to Lincolnwood Town Center—making it an outstanding opportunity for developers and investors.

 <p>2.38 ACRES</p>	 <p>ZONED B3-2</p>	 <p>27,000 SF BUILDING</p>
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2424 W TOUHY AVE

INVESTMENT HIGHLIGHTS



RARE LARGE URBAN SITE

2.38 acres with a +/- 27,000 SF building. Owned by the YMCA for 50+ years.



27,000 SF BUILDING USER OPPORTUNITY

The property is ideal for specific users looking to acquire a building with substantial parking, well below replacement cost.



FLEXIBLE ZONING

B3-2 zoning permits residential, retail (general commercial uses), medical office, and other commercial uses including restaurants and hospitality.



PRIME LOCATION

High-visibility corner with 217 feet of frontage on Touhy Avenue. Nestled in West Rogers Park, south of Evanston and east of Lincolnwood.



TRAFFIC COUNTS

16,900 vehicles per day on Touhy Ave
22,600 vehicles per day on Western Ave.



SIGNIFICANT DEVELOPMENT POTENTIAL

FAR of 2.2 allows up to 228,000 SF of buildable floor area. Developers may consider a dense multifamily development, or a townhouse development taking advantage of the increasingly rare large footprint within the city limits.



3 MILE RADIUS POPULATION

326,833



ESTABLISHED NEIGHBORHOOD

Surrounded by national retailers and service providers, offering strong consumer traffic and visibility.



2424 W TOUHY AVE

02

OFFERING OVERVIEW



2424
W TOUHY
AVENUE

PROPERTY & OFFERING DETAILS

**Address:**

2424 W Touhy Ave,
Chicago IL

**Property Type:**

Multipurpose recreational building. Former YMCA.

**Building Size:**

+/- 27,000 Square Feet

**Lot Size:**

2.38 Acres

**Lot Frontage:**

217 Feet along West Touhy Avenue

**PINs:**

10-25-428-010
10-25-418-012
10-25-428-109

**Ask Price:**

Subject to Offer

**Submarket:**

West Ridge/Rogers Park

**Zoning:**

Zoned B3-2, Community Shopping District

**Maximum Floor to Area Ratio (FAR):**

2.2

**Maximum Floor Area, By-Right:**

228,000 SF

**Utilities:**

Functioning buildings w/ utilities

**Ward/Alderman:**

50th Ward, Alderman Debra Silverstein



2424 W TOUHY AVE

ZONING DETAILS & SUMMARY

Current Zoning: **B3-2**
(Community Shopping district)

Address: 2424 W Touhy Ave,
Chicago, IL

Submarket: West Ridge

Land Size: 2.38 Acres
103,673 Square Feet

Existing Building Size: 24,246 Square Feet

Floor Area Ratio: 2.2

Buildable Floor Area: 228,000 Square Feet

Maximum Number of Units: 113 Units

Planned Development (PD) Trigger Threshold: Townhouse: 60 or more units
Multi-Unit: 40 or more units

Permitted Uses: (but not limited to) Low density residential, retail, medical office, hotel, and mixed-use development

O'Hare International Airport
Drive Time: 20 Minutes



Lincolnwood Town Center
Foot Locker
OLD NAVY
FIVE GUYS BURGERS and FRIES
VICTORIA'S SECRET PINK
KOHL'S

LOWE'S

Walmart

Chick-fil-A

MARIANO'S

TOUHY AVE

W TOUHY AVE

SITE

Rogers Park



N WESTERN AVE

2424 W TOUHY AVE

03

EXISTING BUILDING & FLOOR PLAN

2424

W TOUHY
AVE

the
HIGH RIDGE YMCA
Entrance & Parking off Western Ave.

EXISTING PROPERTY IMPROVEMENTS

The existing buildings and parking may create an opportunity for developers or users to adapt the space for their specific needs. The property is improved with a one-story, approximately 27,000 square foot recreational facility/community center, originally constructed in 1952 and currently owned and operated by the YMCA. Additional site improvements include an asphalt-paved parking lot accommodating 110 vehicles.



2424 W TOUHY AVE

BUILDING MAKEUP:

Western Portion (Approx. 21,600 SF, Masonry Construction):

- Reception area
- Gymnasium
- Multipurpose room
- Kid care room
- Day care/Head Start area featuring:
 - Multiple classrooms
 - Offices
 - Kitchen
 - Boys's and girl's restrooms
 - Men's and women's locker rooms
 - Wellness center (addition not reflected on survey), utilized as a workout area with various exercise equipment

Eastern Portion (Approx. 5,400 SF, Metal & Glass Construction):

- Five-lane, 25-yard swimming pool
- Aquatics office
- Observation deck

Additional Feature:

- Partial basement housing mechanical equipment



2424 W TOUHY AVE

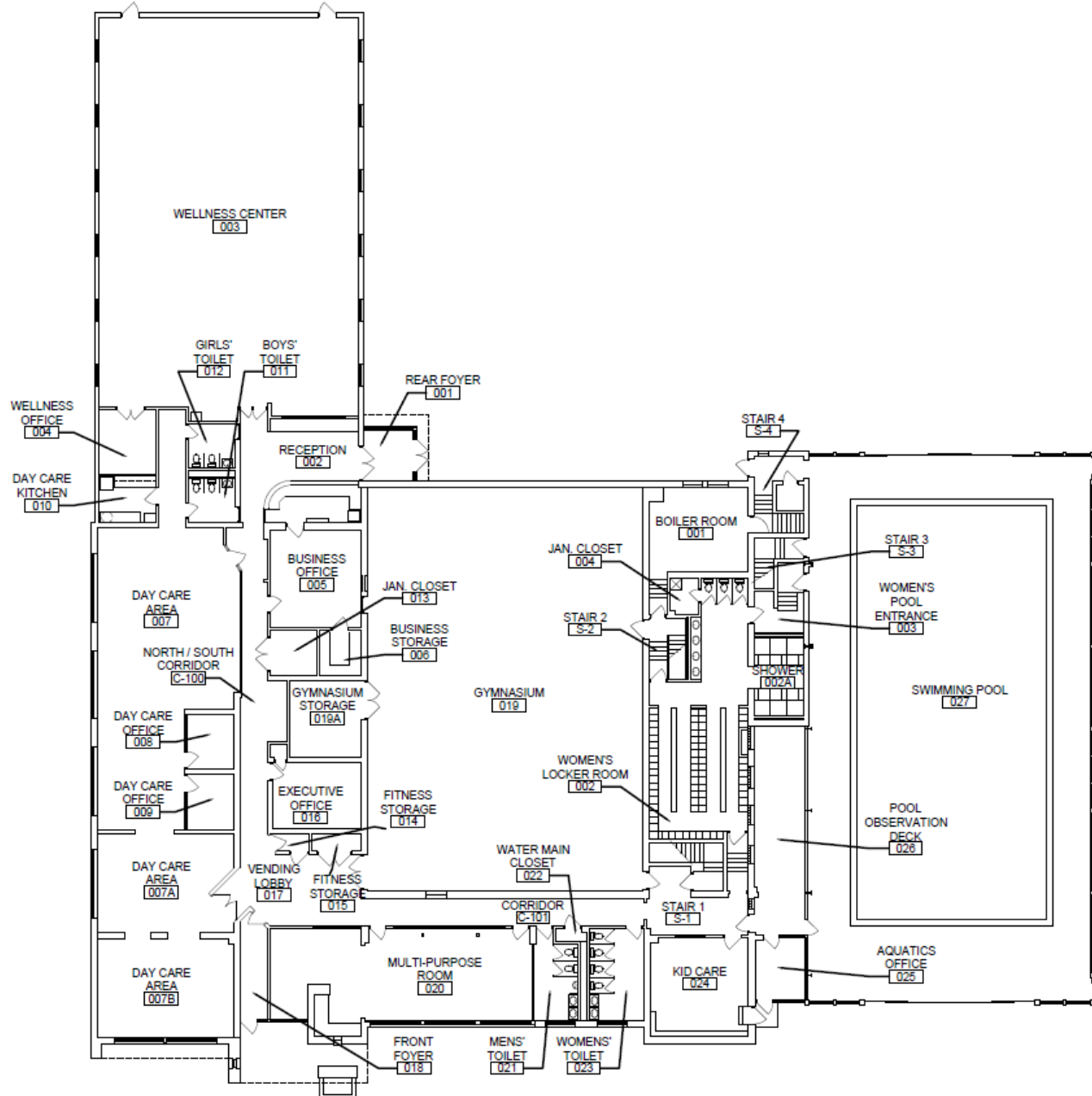
SITE IMPROVEMENTS:

- Asphalt-paved drive providing access from Western Avenue
- Asphalt-paved parking lot north of the building with:
 - +Approx. 110 striped spaces, including 5 handicapped-accessible spaces
 - +Parking ratio: 4.07 spaces per 1,000 SF
- Open-air pavilion/picnic area
- Playground adjacent to a small concrete block building with boys' and girls' restrooms
- Concrete walks, patio areas, bumpers, and planters
- Concrete picnic tables and benches
- Chain-link and wood fencing
- Two freestanding business identification signs
- Landscaping including grass, bushes, and trees



2424 W TOUHY AVE

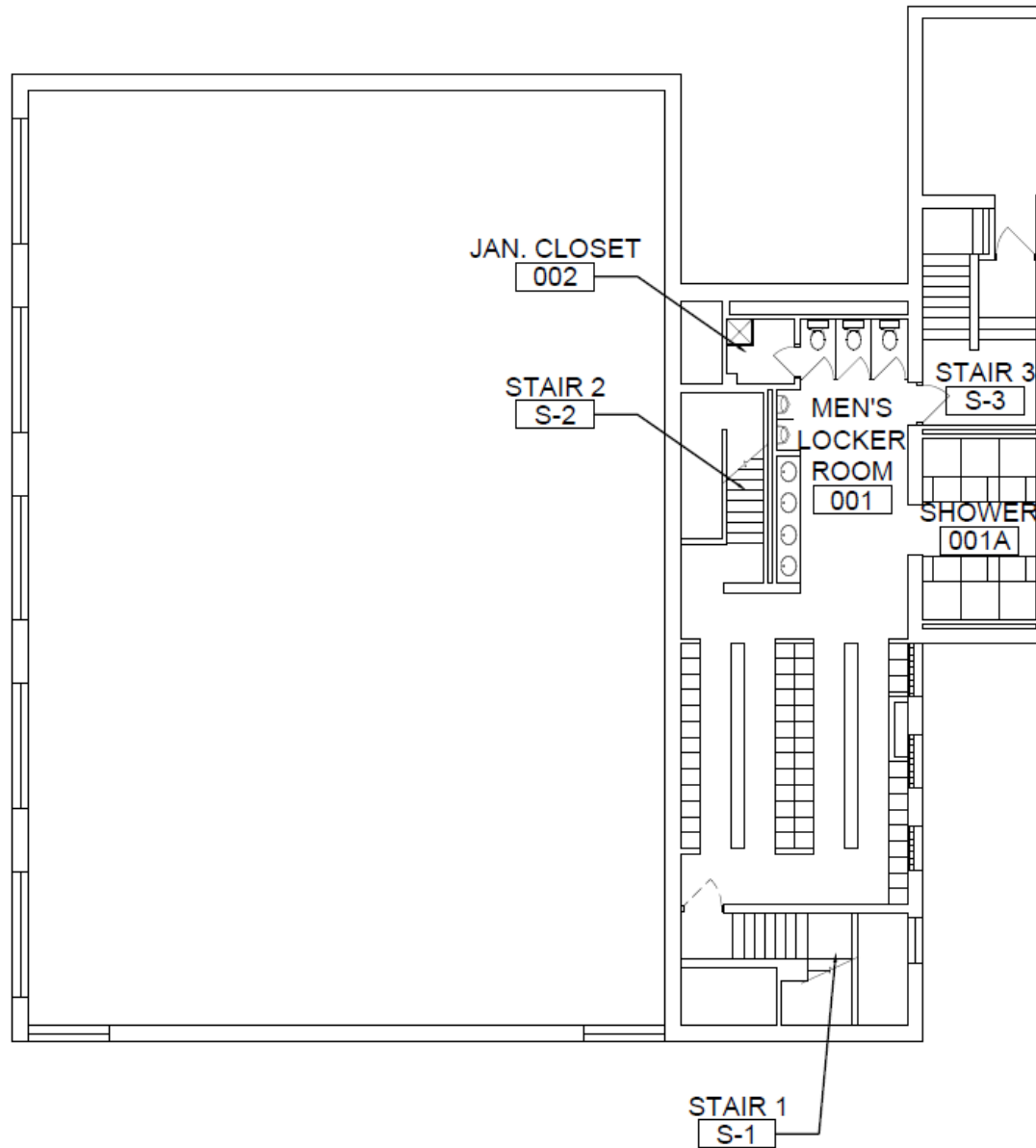
FLOOR PLAN / FIRST FLOOR



FIRST FLOOR

2424 W TOUHY AVE

FLOOR PLAN / SECOND FLOOR



GALLERY / BUILDING + PARKING LOT



2424 W TOUHY AVE

LOCATION OVERVIEW

04

2424
W TOUHY
AVENUE

Lake Michigan



SITE

26,163 VPD




10,264 VPD



N WESTERN AVE

LOCATION OVERVIEW

2424 W Touhy Avenue is a prime commercial location on the bustling North Western Avenue retail corridor, benefitting from approximately 41,000 vehicles per day near the Touhy & Western lighted intersection.

 <p>9.5 MILES TO O'HARE INTERNATIONAL AIRPORT 20 Minute Drive</p>	 <p>11 MILES TO CHICAGO'S LOOP 28 Minute Drive</p>	 <p>3 MILES TO DOWNTOWN EVANSTON 12 Minute Drive</p>
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SOUTH FACING MAP



The property is surrounded by a dynamic mix of retailers—including Walgreens, AutoZone, Advance Auto Parts, etc.—fostering strong consumer traffic and convenience-driven appeal. Easy access to Downtown Chicago, O'Hare International Airport, and major expressways ensures unmatched regional connectivity, making this site ideal for retailers looking to maximize visibility, traffic exposure, and growth potential.

2424 W TOUHY AVE

NORTH FACING MAP



Great Clips
PET SMART
Marshalls
FIVE BELOW
Sams CLUB
F/B
ALDI
THE HOME DEPOT
planet fitness



Downtown Evanston
Northwestern University

Lake Michigan

TRADER JOE'S
Saint Francis Hospital

Rogers Elementary School

Rogers Park

SITE

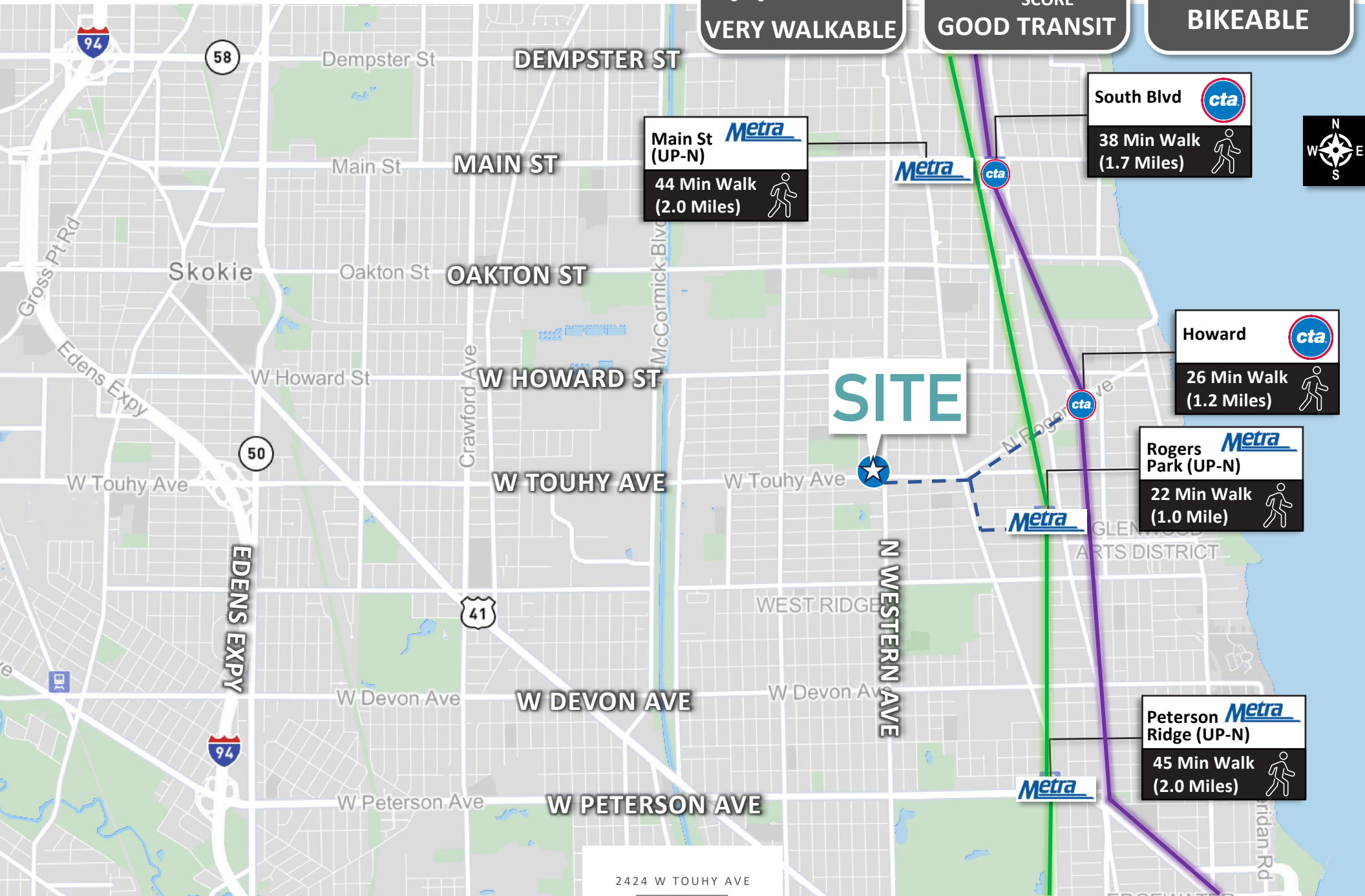
2424 W TOUHY AVE

TRANSPORTATION MAP

88
WALK SCORE
VERY WALKABLE

55
TRANSIT SCORE
GOOD TRANSIT

63
BIKE SCORE
BIKEABLE



2424 W TOUHY AVE

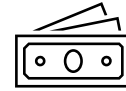
THREE MILE RADIUS DEMOGRAPHICS



POPULATION
326,833



HOUSEHOLDS
141,596



**AVERAGE
HOUSEHOLD
INCOME**
\$114,038



**AVERAGE
HOUSING VALUE**
\$469,049



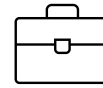
**MEDIAN
HOUSING VALUE**
\$402,582



**PERCENTAGE OF
BACHELORS DEGREE
OR HIHGER**
58%



BUISSNESSES
9,535



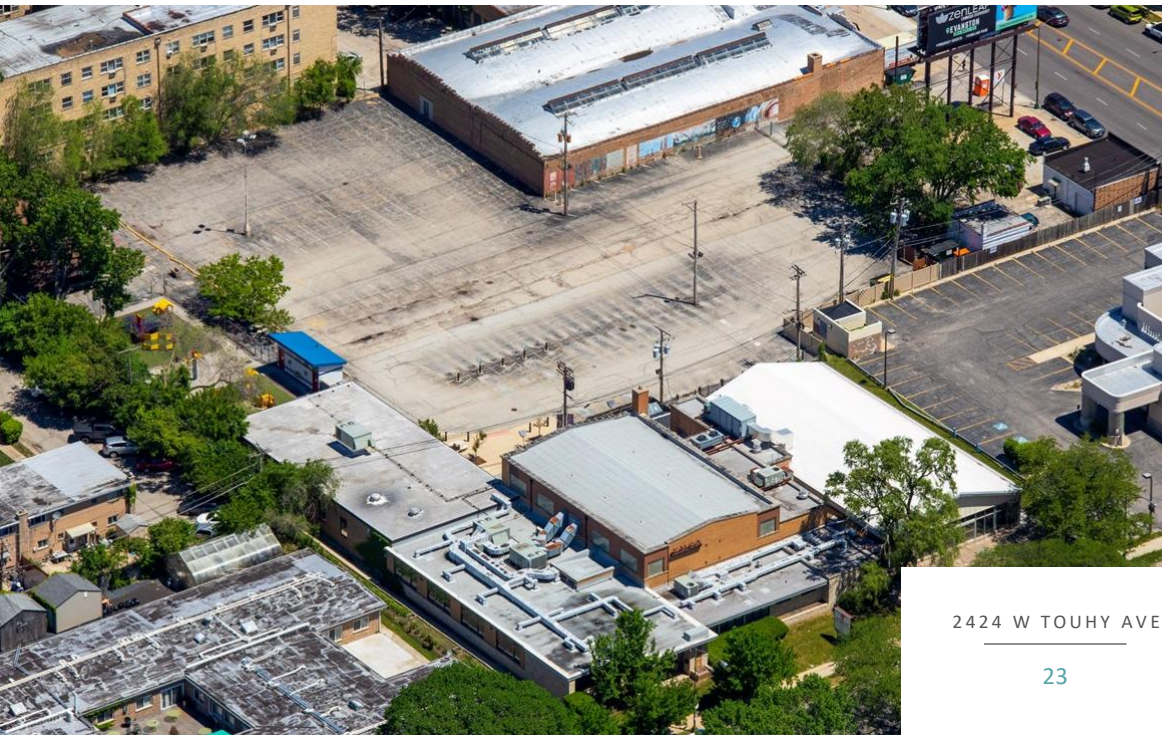
EMPLOYEES
110,806



**AGES BETWEEN
20-49**
51.3%

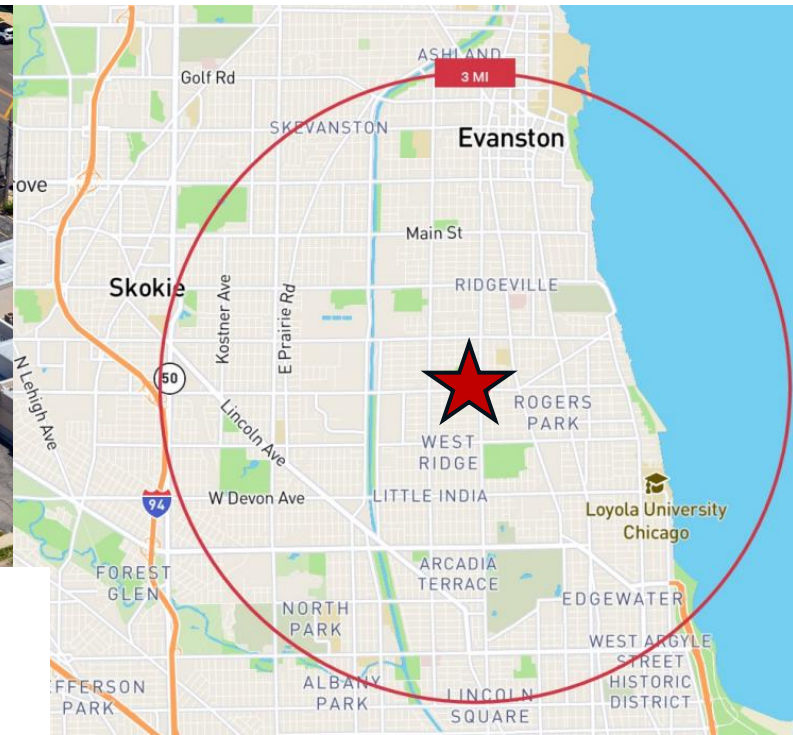


**OCCUPIED
HOUSING UNITS**
92.1%



2424 W TOUHY AVE

23



2424

W TOUHY AVENUE

CHICAGO, IL

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