

# PILSEN OWNER/USER OR DEVELOPMENT OPPORTUNITY



JAMESON.

2415 W. 24TH PLACE  
CHICAGO, IL

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# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

Jameson Commercial is pleased to present 2415 West 24th Place which offers a rare opportunity to acquire a 24,000-square-foot light industrial warehouse located on 0.28 acres in a dense, urban Chicago neighborhood. With a 12-foot clear height and flexible open space, the property is ideally positioned for a variety of creative or industrial uses. Just 14 minutes from Downtown Chicago, this asset presents an exceptional value-add investment or owner-user opportunity in one of the city's most accessible locations.

**SALES PRICE:** ..... \$1,650,000

**2023 RE TAXES:** ..... \$47,686.31

**PROPERTY SIZE:** ..... 24,000 SF

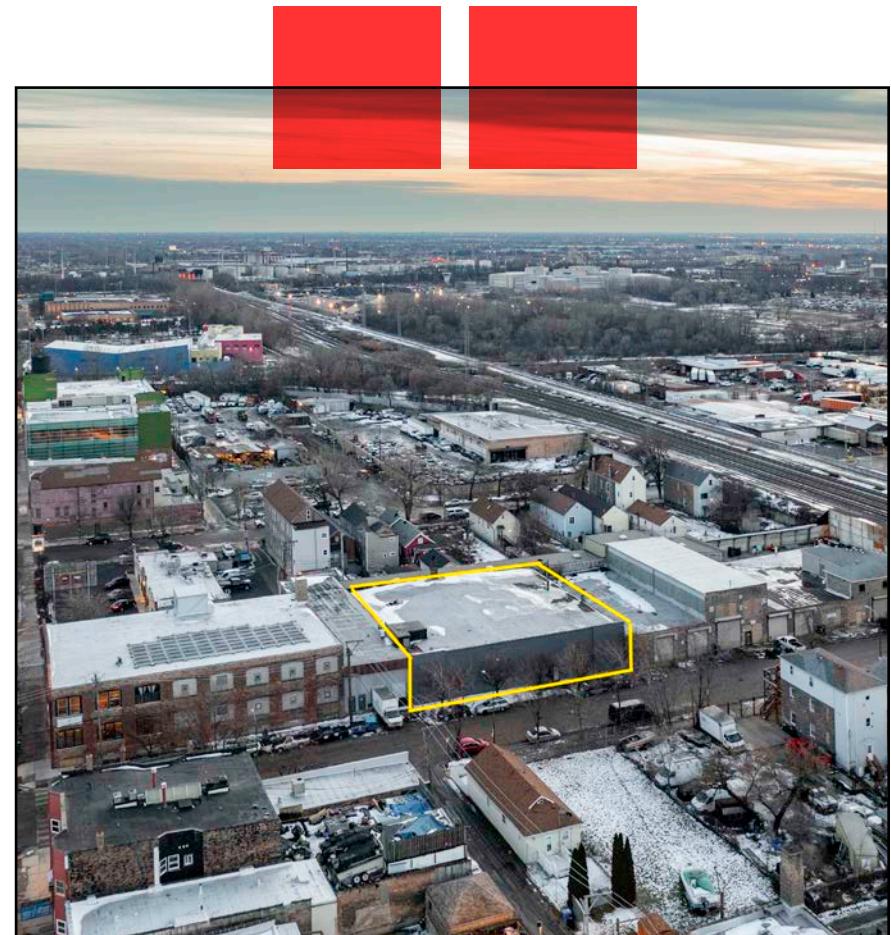
**TYPICAL FLOOR SIZE:** ..... 12,000 SF

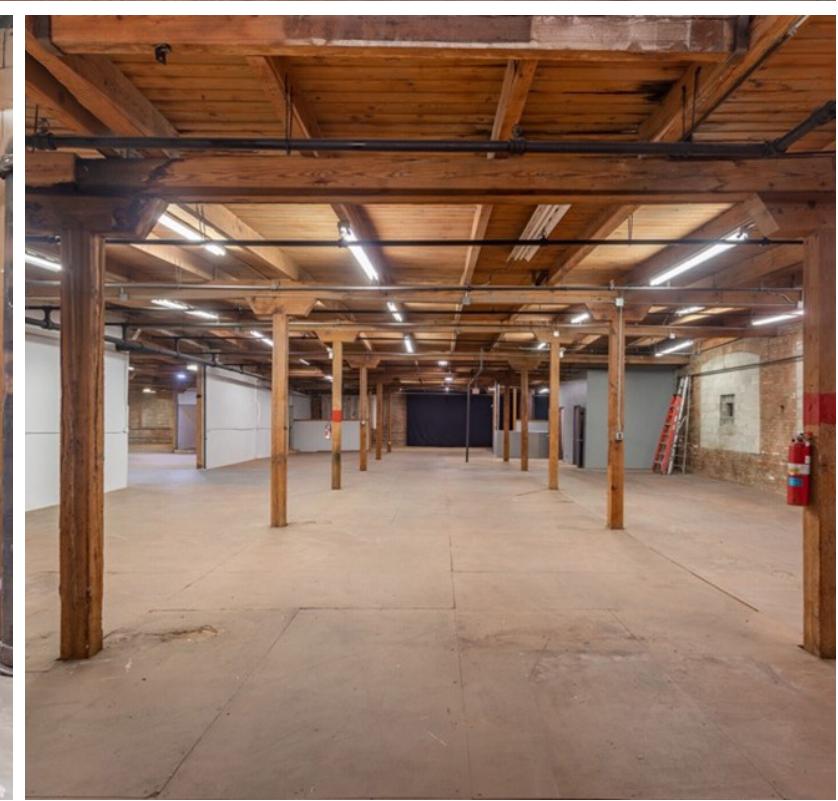
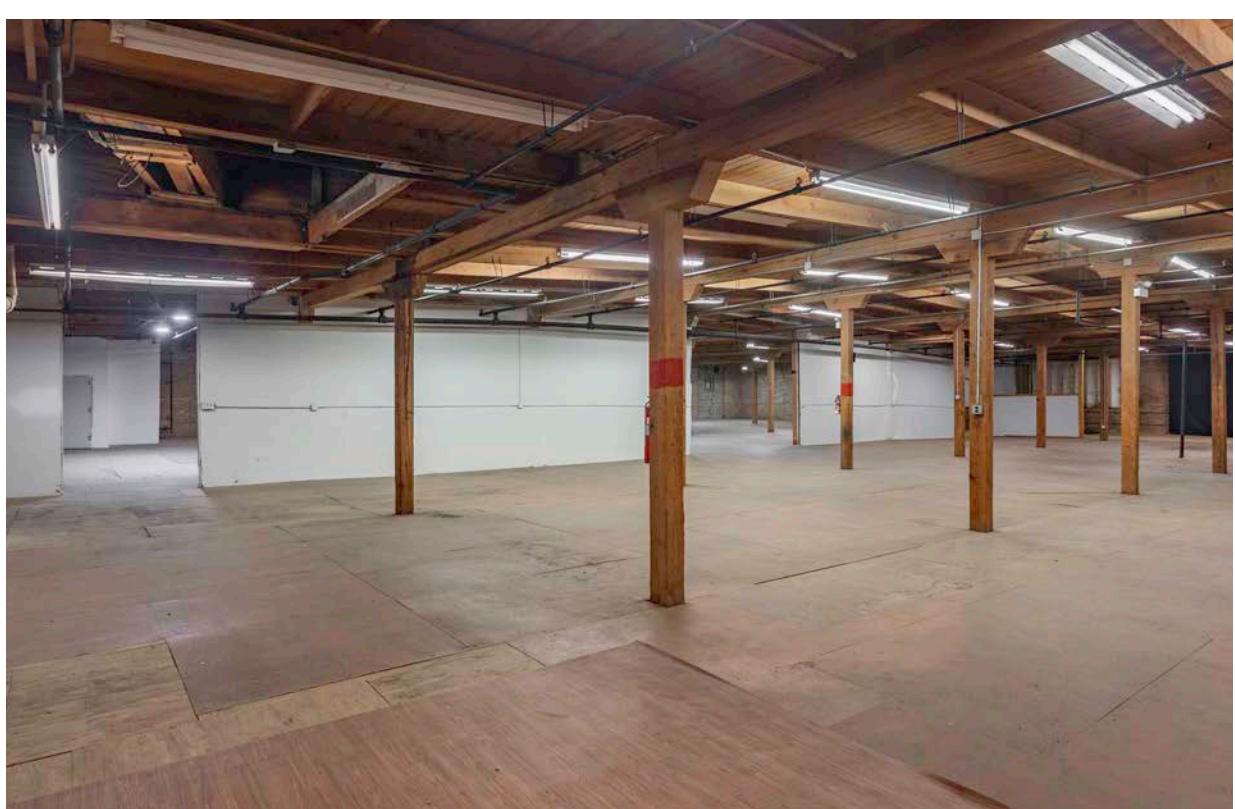
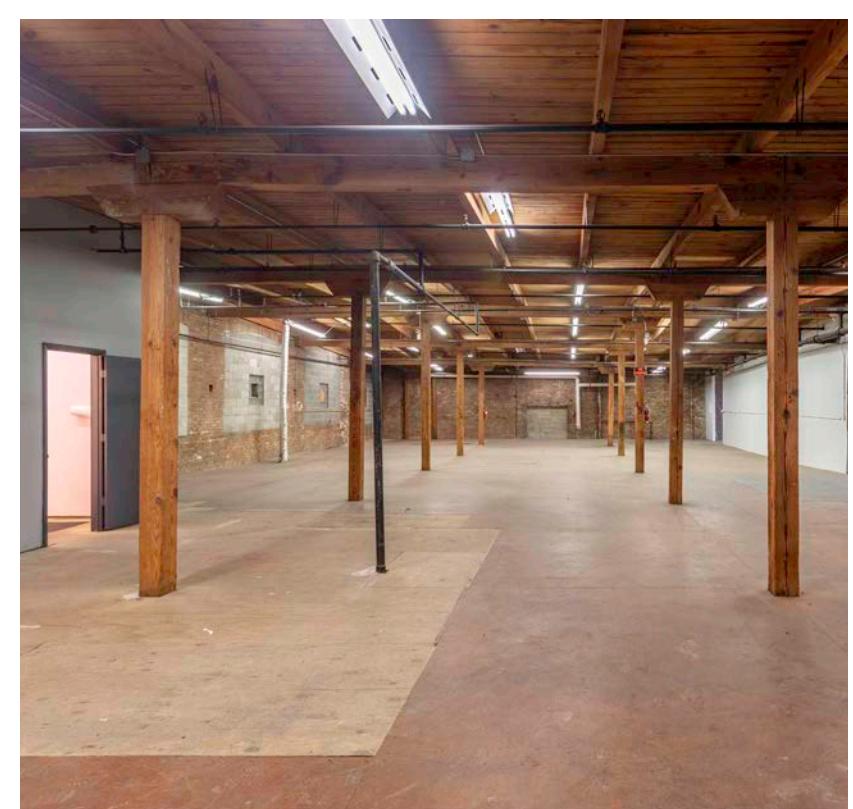
**ZONING:** ..... M2-3

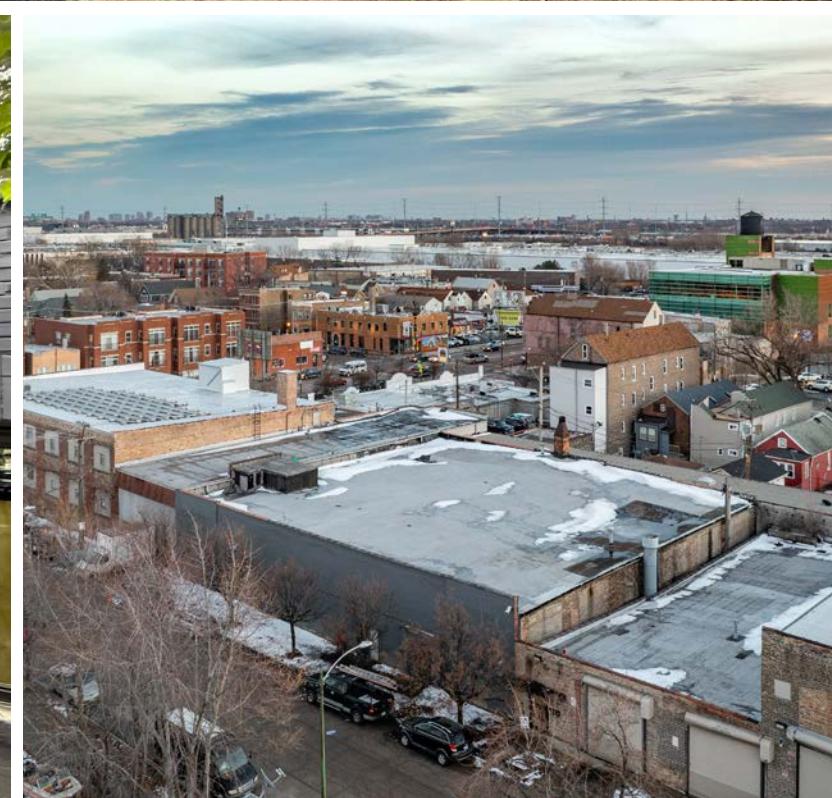
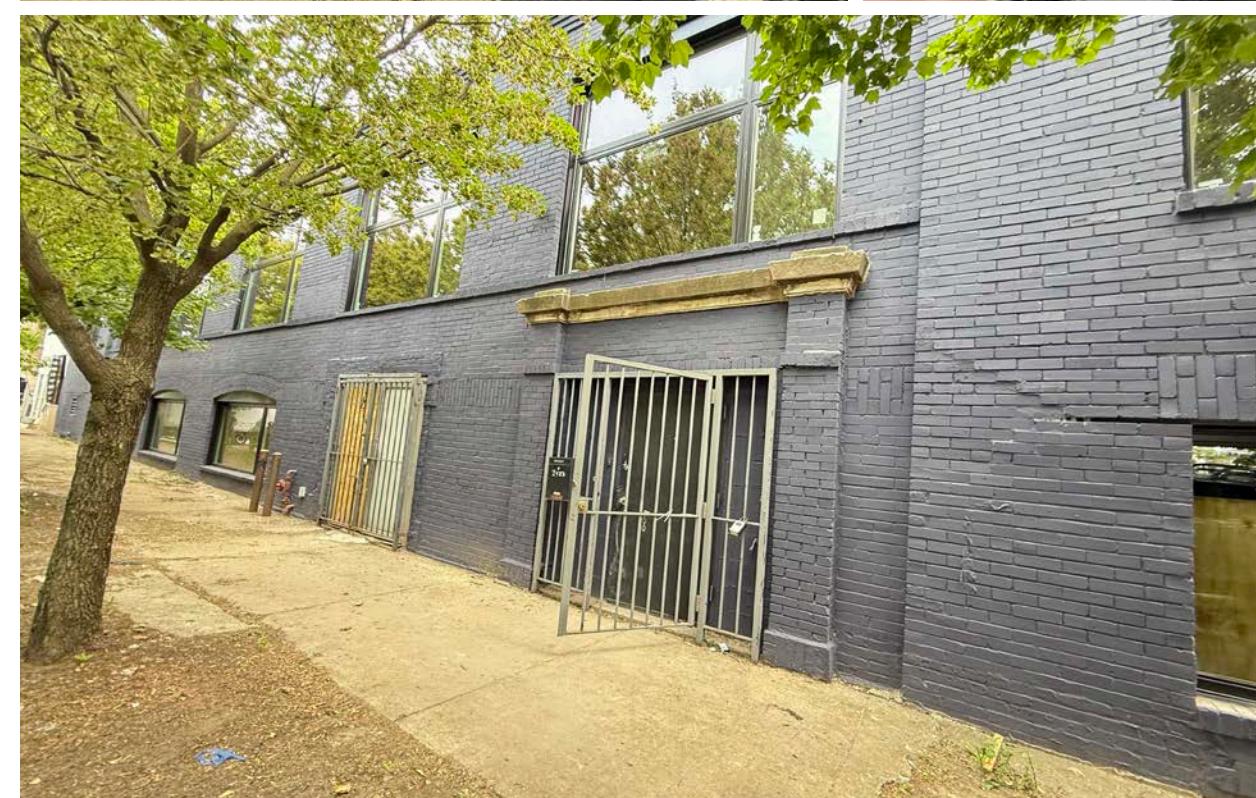
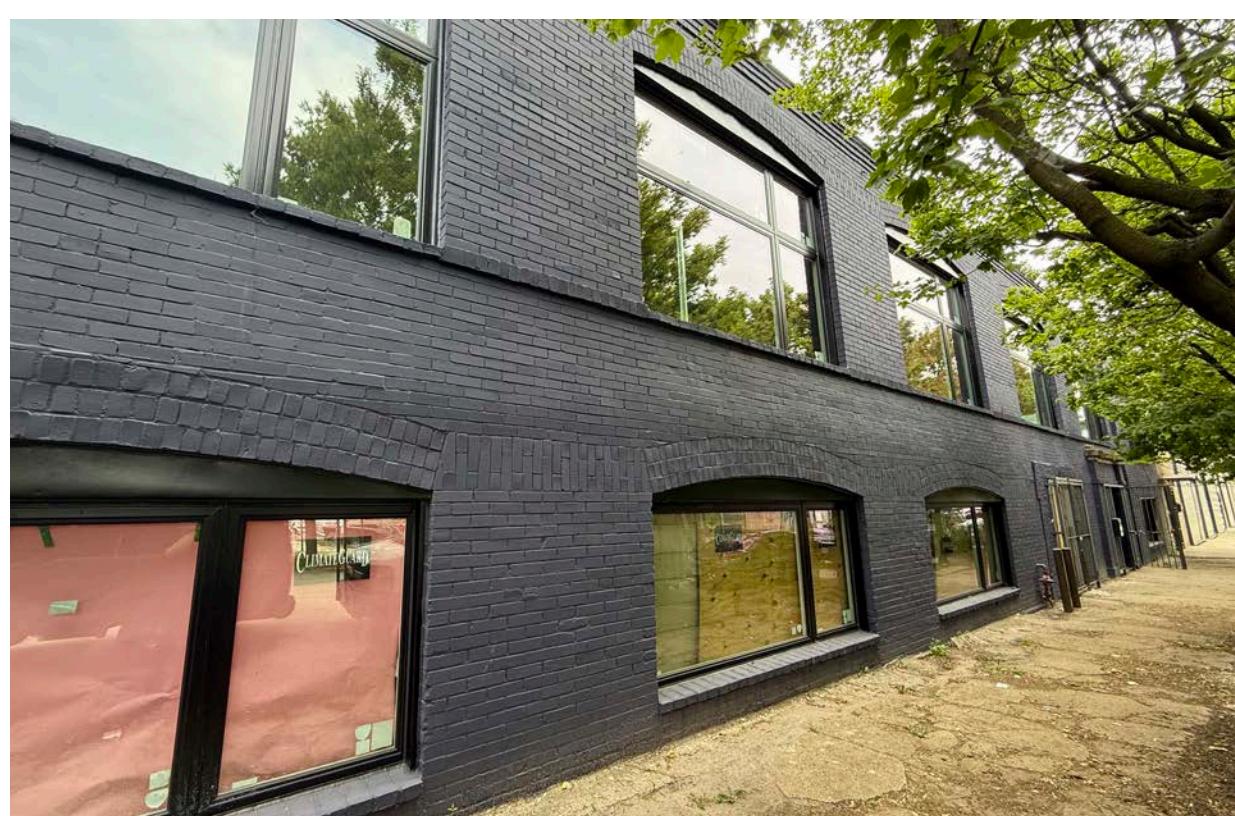
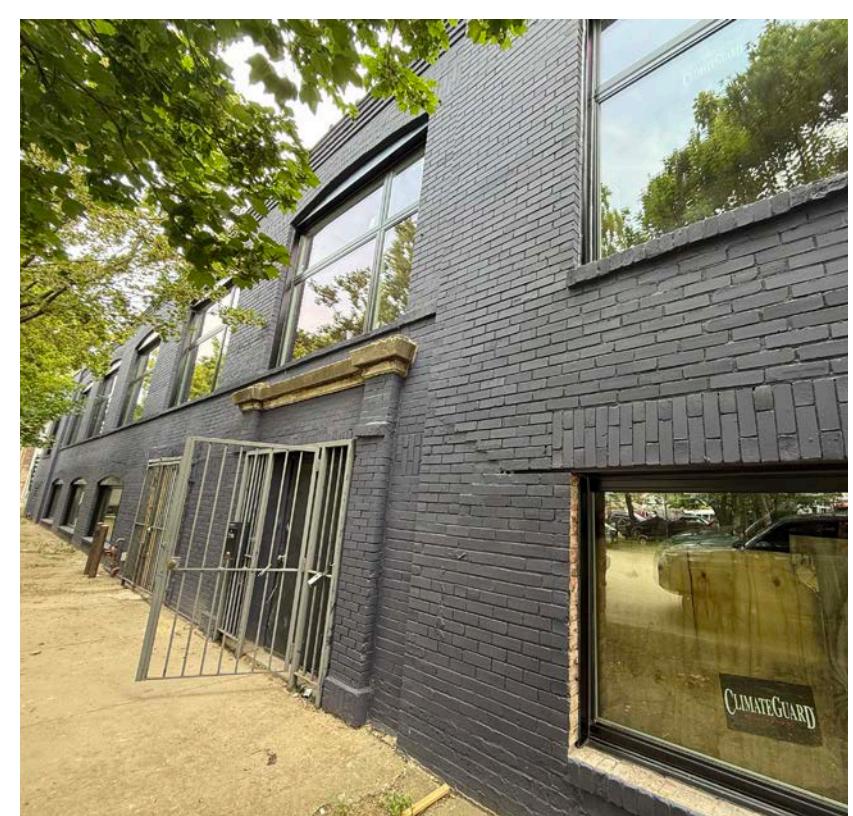
**CLEAR HEIGHT:** ..... 12'

**YEAR BUILT:** ..... 1940

**POWER:** ..... 400 AMPS

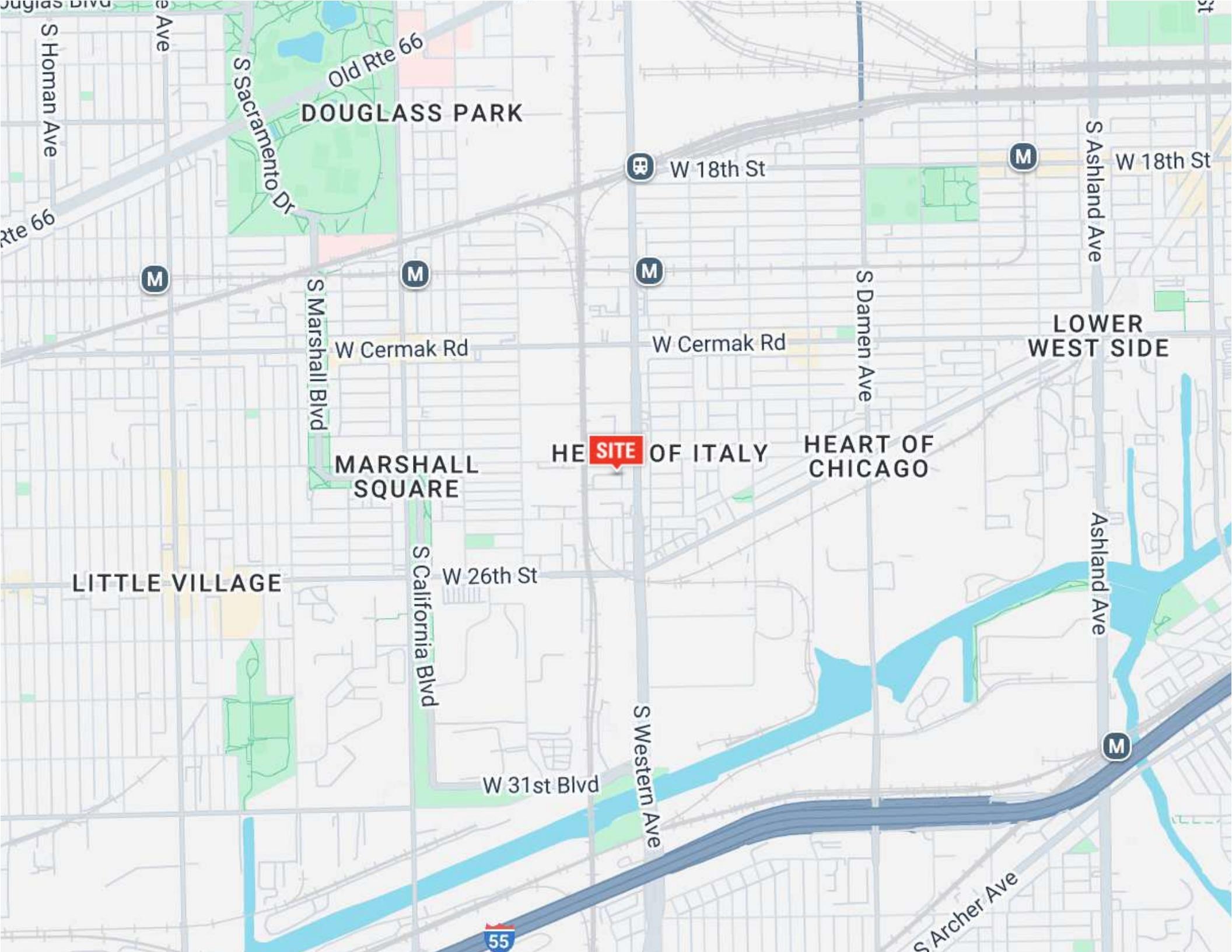


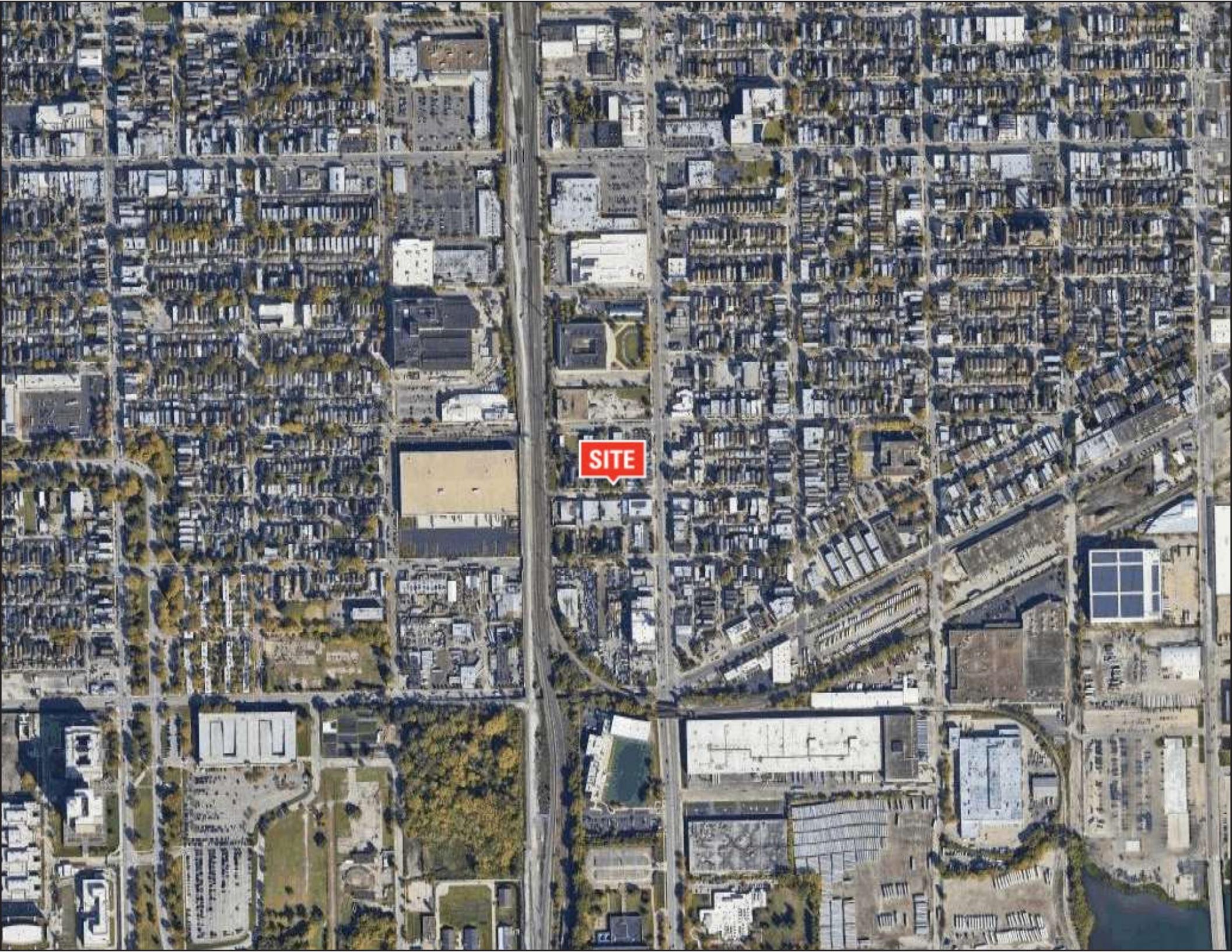




A photograph of the Chicago skyline at sunset, featuring the Willis Tower (formerly Sears Tower) and other skyscrapers against a vibrant orange and red sky.

# LOCATION INFORMATION





**SITE**

# TRANSPORTATION HIGHLIGHTS

## TRANSIT/SUBWAY

	DRIVE	WALK	DISTANCE
Western Station (Pink Line)	1 min	10 min	0.5 mi
Damen Station (Pink Line)	2 min	18 min	1.0 mi
California Station (Pink Line)	2 min	19 min	1.0 mi

## COMMUTER RAIL

	DRIVE	DISTANCE
Western Avenue Station (Burlington North - Sante Fe Railway Line)	1 min	0.8 mi
Halsted Station (Burlington North - Sante Fe Railway Line)	6 min	2.8 mi

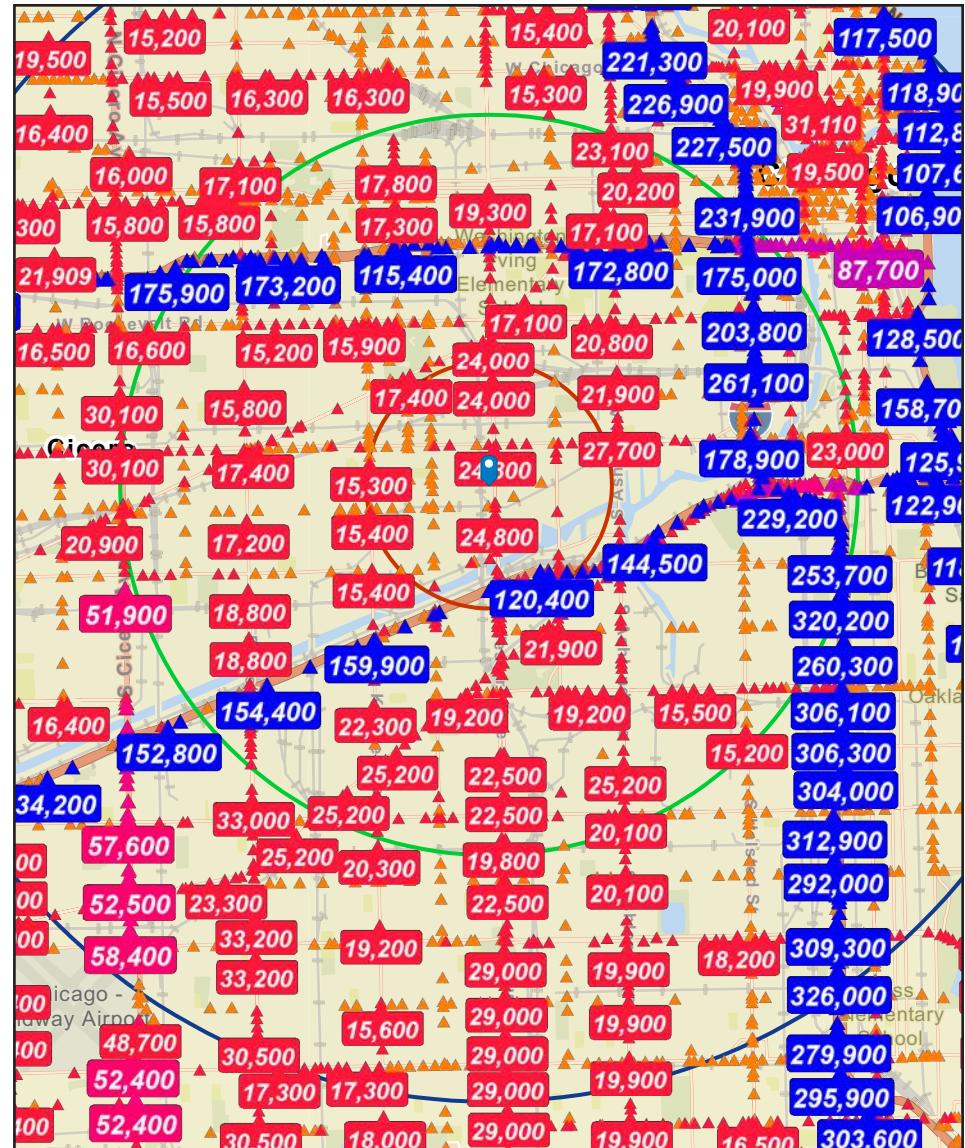
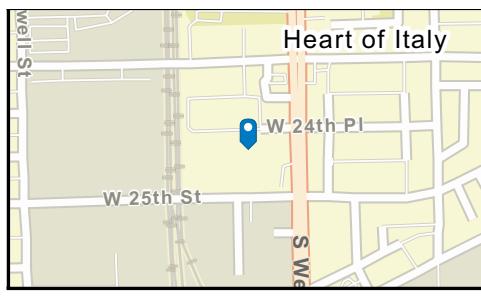
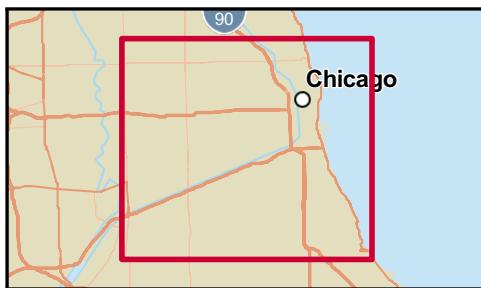
## AIRPORT

	DRIVE	DISTANCE
Chicago Midway International Airport	11 min	6.5 mi
Chicago O'Hare International Airport	31 min	19.7 mi

# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





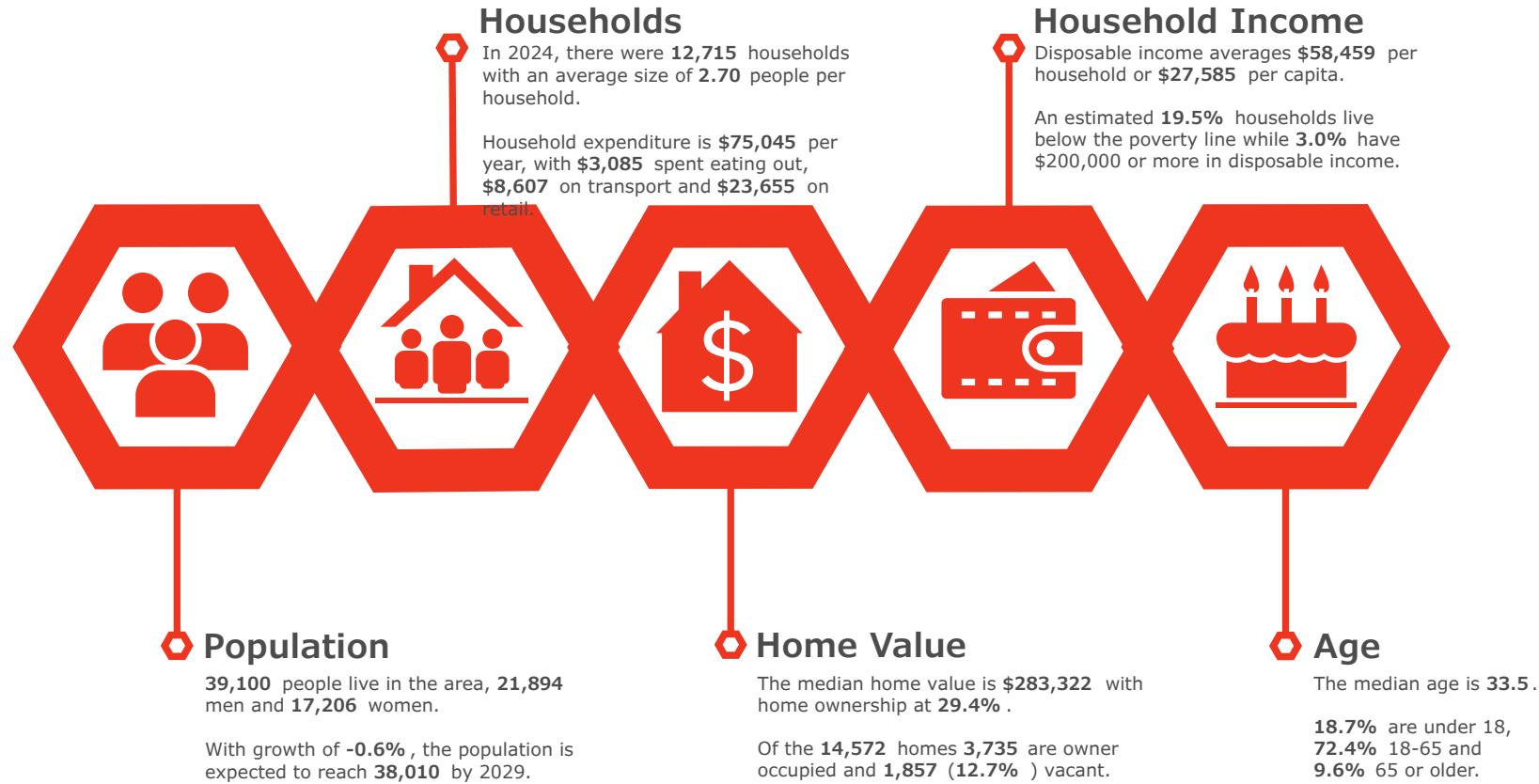
# MARKET INFORMATION

# LOCATION OVERVIEW

Discover the bustling neighborhood surrounding this prime Chicago location. Situated in the heart of the Pilsen district, the area boasts a rich cultural heritage, diverse cuisine, and vibrant arts scene. The property is within close proximity to the National Museum of Mexican Art, providing a unique opportunity for cultural enrichment. Nearby, investors will find a variety of trendy cafes, craft breweries, and eclectic boutiques, creating an inviting atmosphere for potential tenants. With easy access to public transportation and major highways, this location offers convenience and connectivity for future office occupants. Explore the dynamic energy of this thriving community and envision the possibilities for your next investment venture.



# DEMOGRAPHIC INSIGHTS





# ADDITIONAL INFORMATION

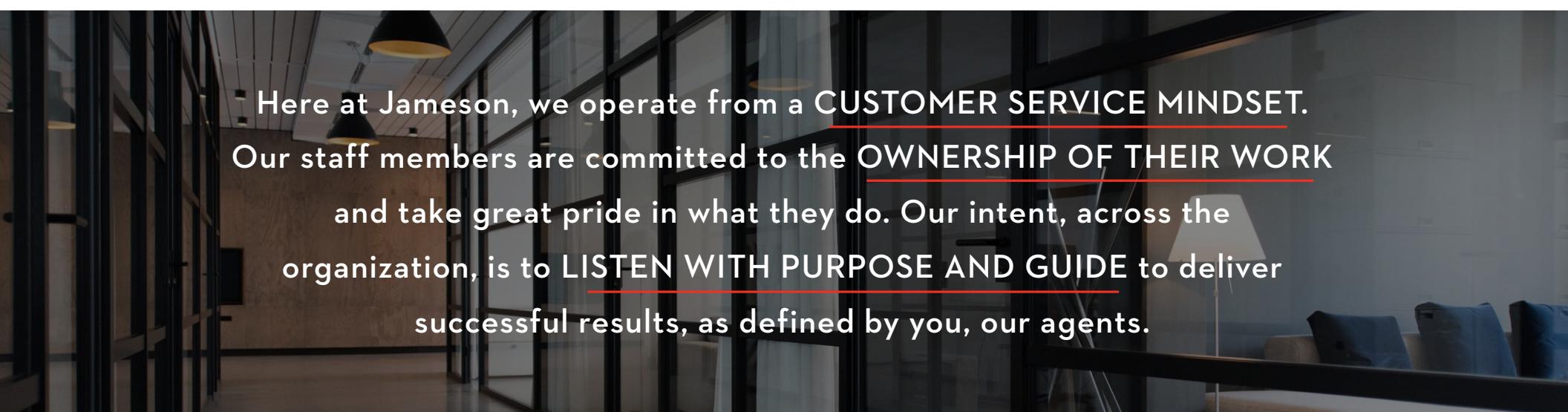
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

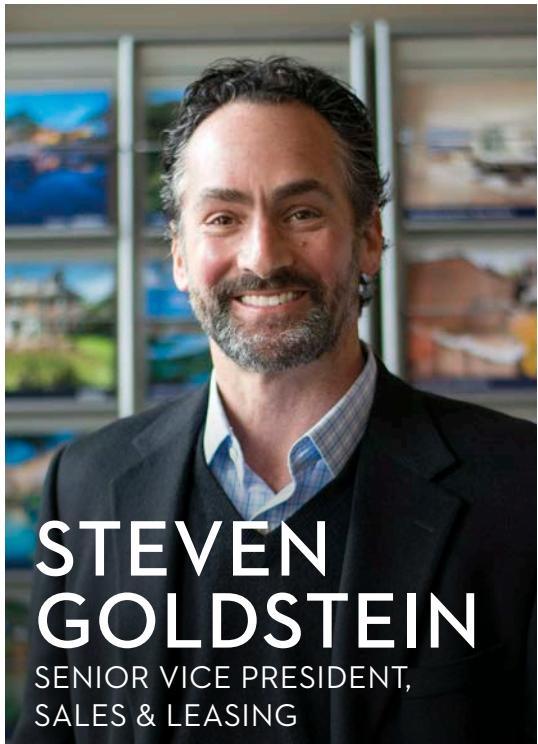
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a **CUSTOMER SERVICE MINDSET**.  
Our staff members are committed to the **OWNERSHIP OF THEIR WORK**  
and take great pride in what they do. Our intent, across the  
organization, is to **LISTEN WITH PURPOSE AND GUIDE** to deliver  
successful results, as defined by you, our agents.

# ABOUT YOUR BROKER



**STEVEN  
GOLDSTEIN**  
SENIOR VICE PRESIDENT,  
SALES & LEASING

## ■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

### AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit [ChicagoBroker.com](http://ChicagoBroker.com) for more information on Steve and his experience and services.

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312.840.9002

# ABOUT YOUR BROKER



## MARIA MCKINSEY

BROKER ASSOCIATE

MARIA@CHICAGOBROKER.COM  
773.799.0007

### ■ ABOUT MARIA

With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

Maria has a remarkable ability to understand her clients' needs and help them realize their vision. Her deep knowledge and extensive resources enable her to address every client's unique requirements. This personalized approach ensures that her clients achieve their goals, and her success in building lasting relationships speaks to her commitment to their satisfaction.

#### Areas of Expertise:

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services



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