

5830 N. Broadway
Chicago, IL 60660

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PURPLE LINE
RED LINE



ESSEX
REALTY GROUP



PURPLE LINE
RED LINE

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Disclaimer

This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent and therefore may be subject to material and adverse variations. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Memorandum. An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any other oral or written information provided by any of them, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or such other information. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.



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STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, LLC is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, LLC is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY.

CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Essex Designated Agent.

REPRESENTATION OF MULTIPLE BUYERS:

At Essex Realty Group, LLC, our primary goal is to provide exceptional service to all our clients. Due to the competitive nature of the investment real estate market, there will be instances where our designated agents represent multiple buyers interested in the same property.

Please be advised of the following:

Potential Conflict of Interest: By representing multiple buyers, a potential conflict of interest may arise. Our designated agents are committed to maintaining impartiality and providing equal representation to all clients.

Confidentiality: Each client's information and negotiation strategies will be kept confidential. Our agents will not disclose any client's financial details, offer amounts, or other personal information to any other client.

Fair Negotiation: Our agents will strive to negotiate the best possible terms for each client independently. However, it is important to understand that in a multiple-offer situation, the property seller ultimately decides which offer to accept.

Client Options: Clients have the right to seek representation from another agent within our firm if they are uncomfortable with the potential conflict of interest.

By continuing to work with Essex Realty Group, LLC, clients acknowledge and accept the potential for their designated agent to represent multiple buyers for the same property and understand the measures in place to handle such situations professionally and ethically.

For any questions or concerns regarding this policy, please contact our managing broker at briankochendorfer@essexrealtygroup.com.



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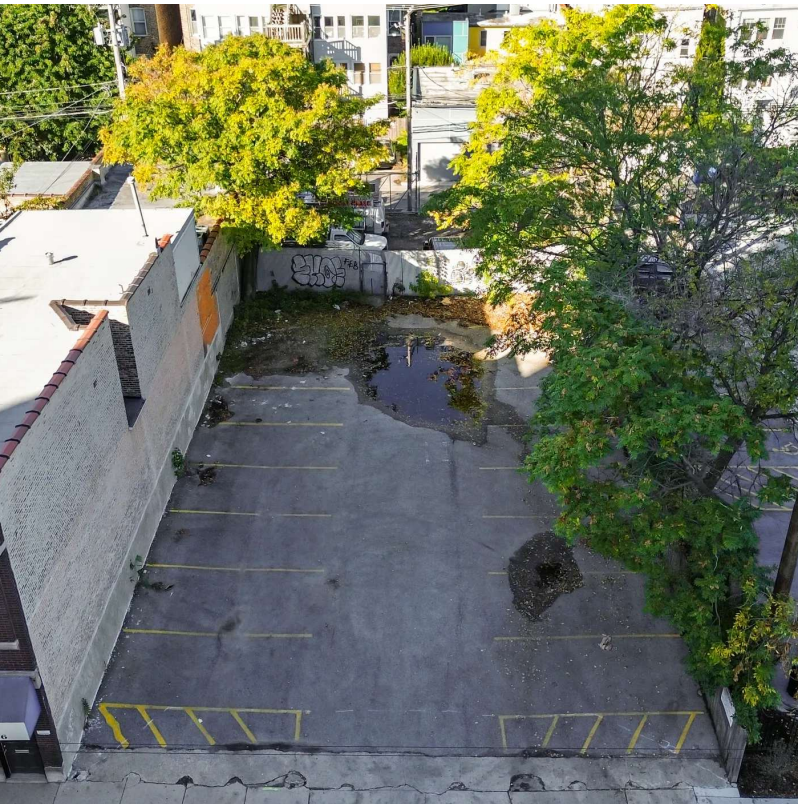


Property Information



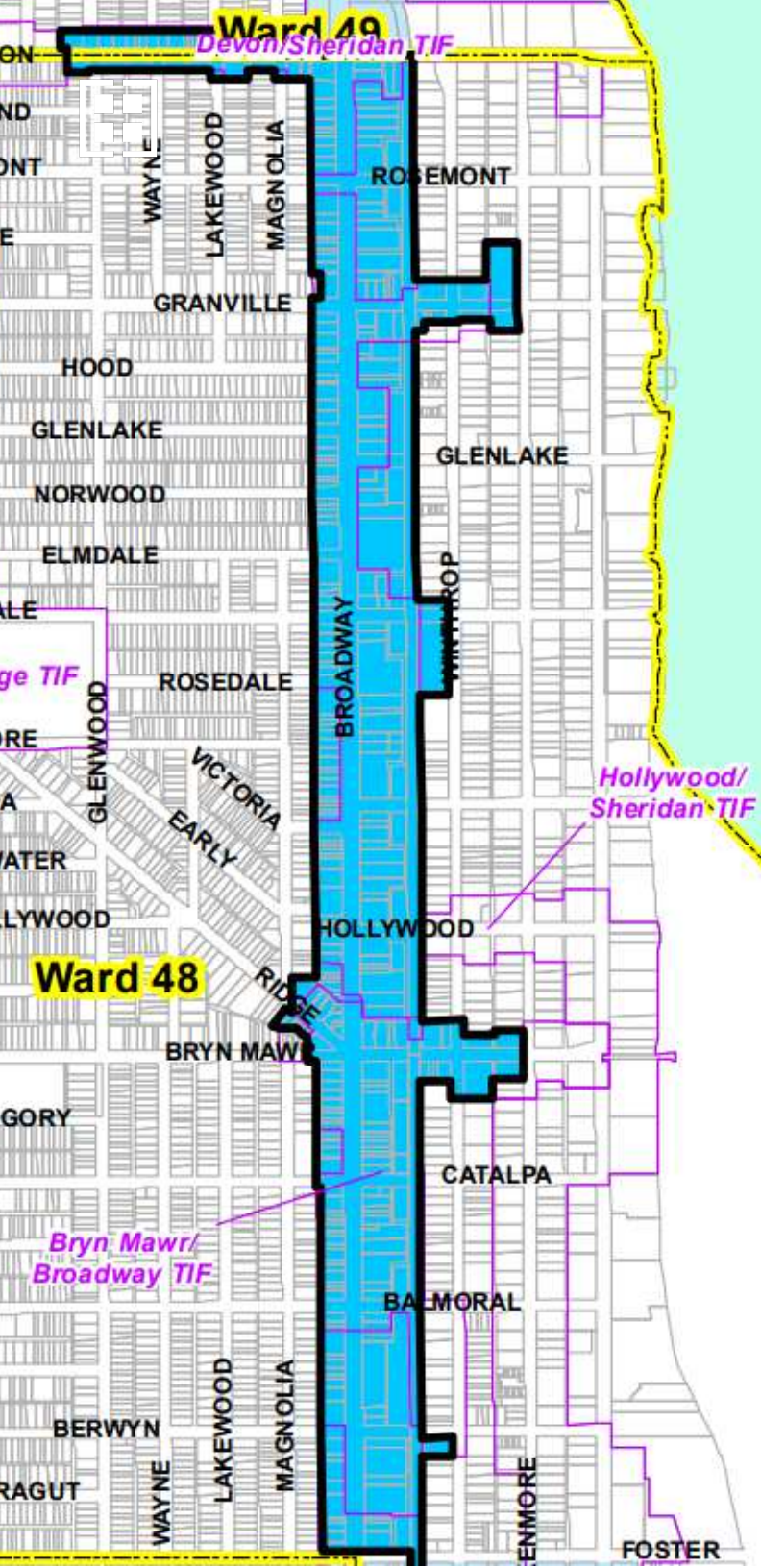
Executive Summary

Essex Realty Group, LLC has been exclusively engaged to market for sale 5830 N. Broadway, a 6,750 square foot development site located in Chicago’s Edgewater neighborhood, **notably situated within the section of Broadway (between Foster Ave. and Devon Ave.), recently approved to be up-zoned to B3-5.** Positioned along the vibrant Broadway corridor, the property offers excellent visibility and accessibility, surrounded by a mix of residential, retail, and dining options. With close proximity to the Thorndale Red Line station, Lake Shore Drive, and Lake Michigan, this site represents a prime opportunity for developers to deliver a boutique multi-family or mixed-use project in one of Chicago’s most dynamic and transit-oriented North Side communities.



SALE PRICE:	\$975,000
DESCRIPTION:	6,750 Square Foot Development Site
NEWLY APPROVED ZONING:	B3-5
LOT SIZE:	54' x 125'
FAR:	5.0
MLA PER UNIT:	200 (Up to 33 Dwelling Units)
PIN:	14-05-315-030-0000

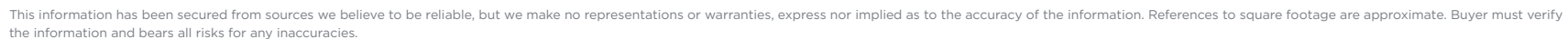
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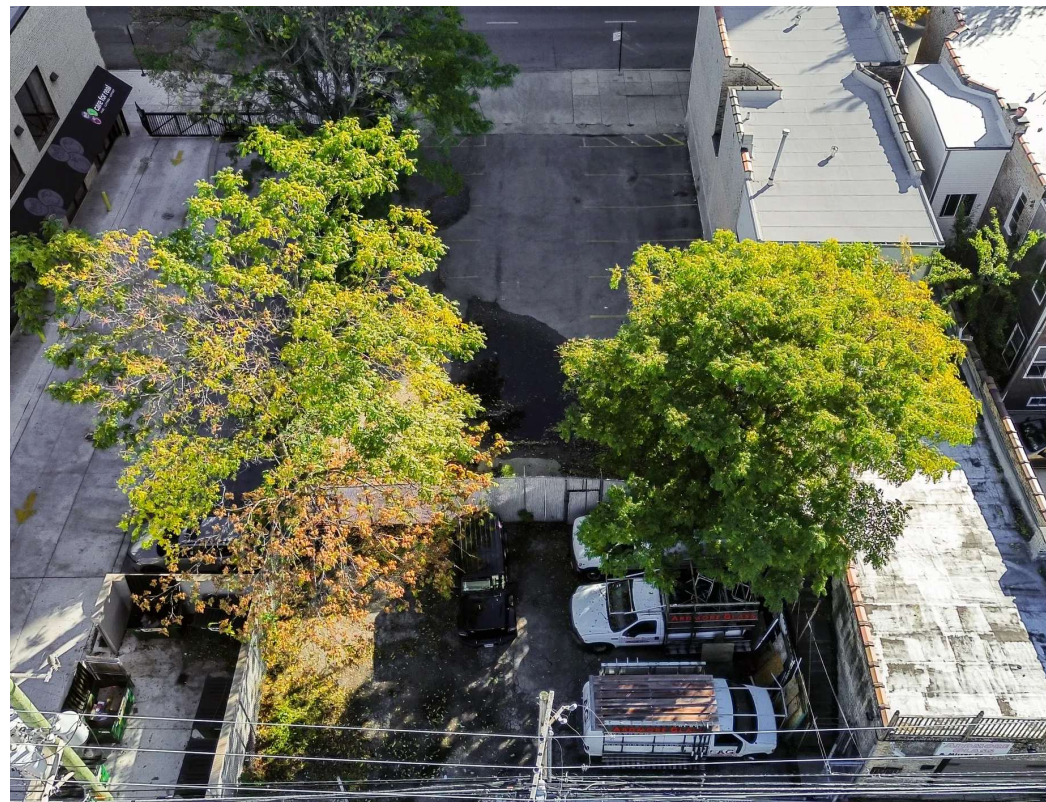
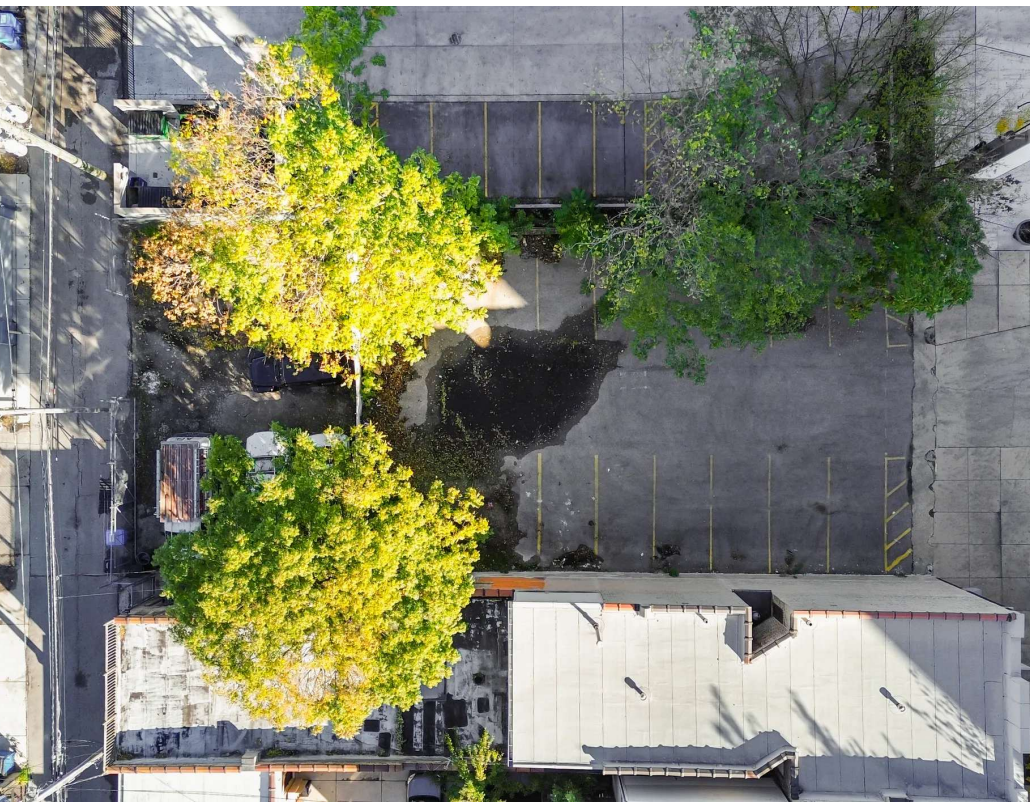
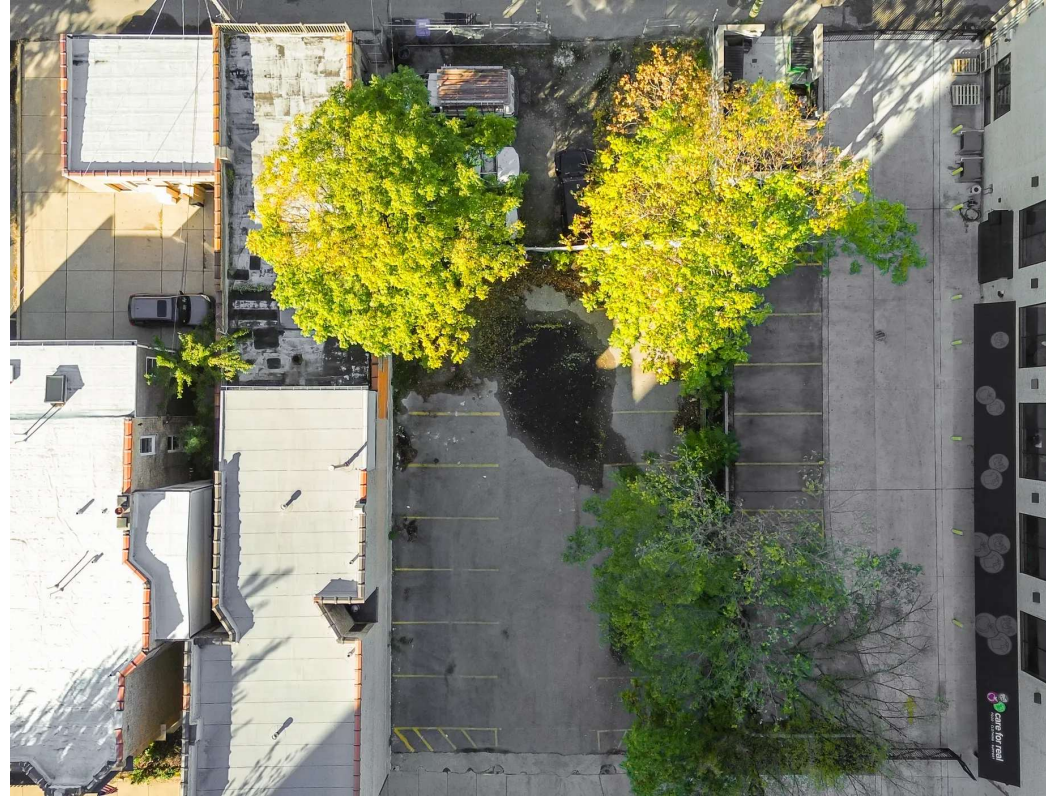


Broadway Corridor B3-5 Up-Zoning

On October 16th, 2025 City Council approved a city-led initiative to rezone much of Broadway on the Far North Side, including this property, to B3-5. Spearheaded by the Department of Planning and Development, the effort aims to simplify zoning along the corridor between Montrose and Devon while promoting new housing and mixed-use development in highly transit-accessible neighborhoods. The B3-5 designation allows for a broader range of ground-floor commercial uses with multi-family residential above. By enabling greater density and modernized land uses, the up-zoning significantly enhances the site's development potential and supports the City's long-term housing and economic growth objectives.

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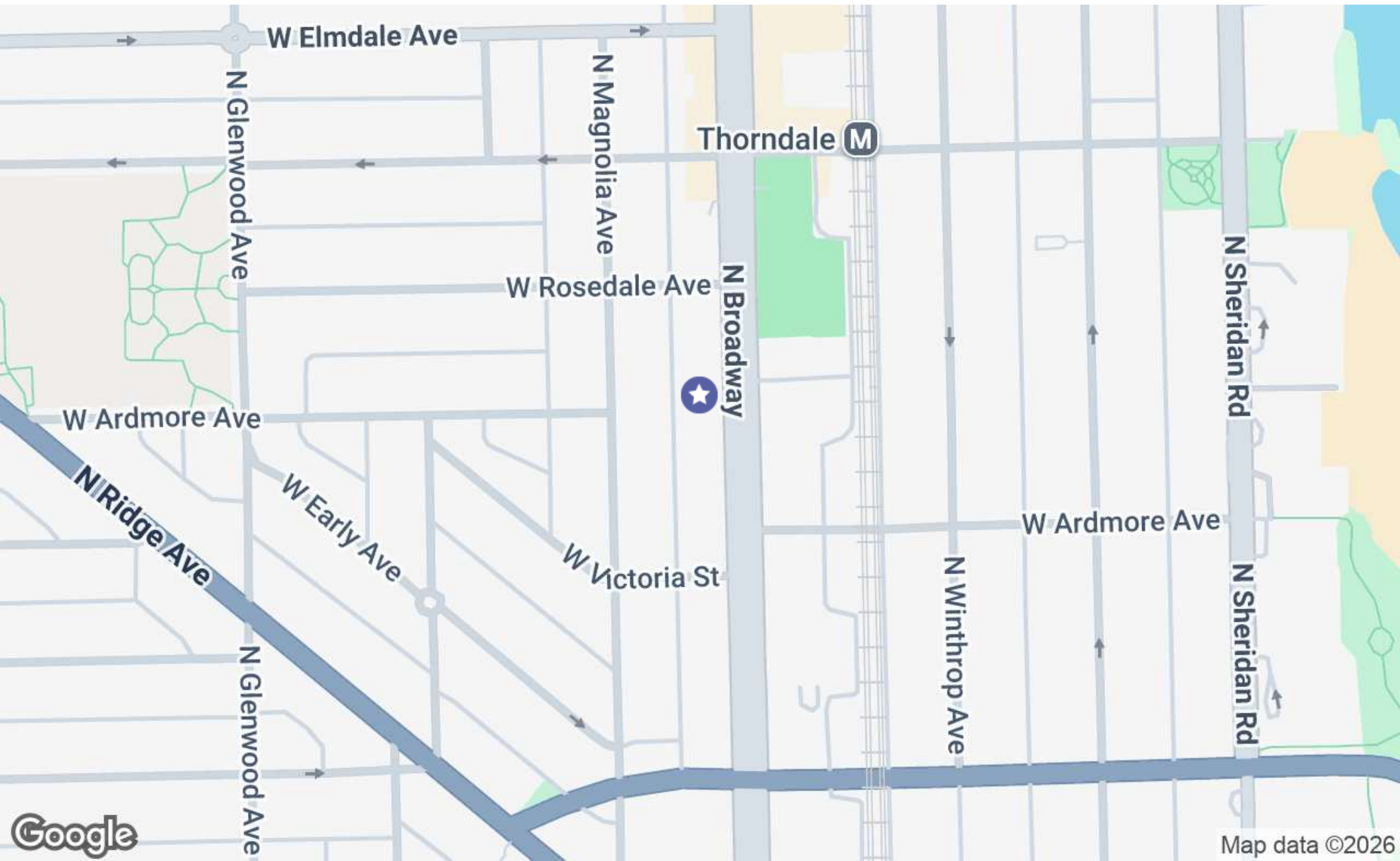


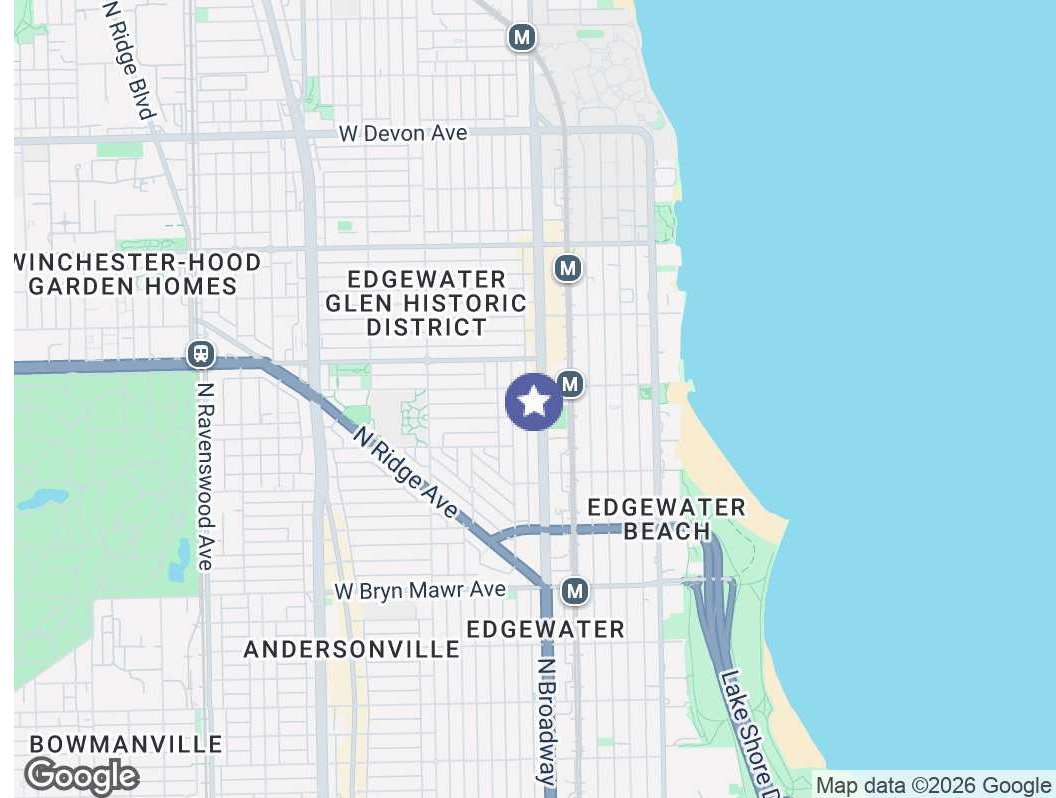


Location Information



Location Map





Location Overview

NEIGHBORHOOD DESCRIPTION

Edgewater, located approximately seven miles north of the Loop, is a vibrant, lakefront neighborhood bounded by Rogers Park to the north, Uptown to the south, Lincoln Square to the west, and Lake Michigan to the east. Known for its architectural variety, active shoreline, and diverse community, Edgewater offers a dynamic mix of historic charm and urban convenience. The neighborhood is home to several public beaches and waterfront parks, as well as the renowned Bryn Mawr Historic District, which showcases early 20th-century architecture and a revitalized commercial corridor. Its cultural identity is shaped by a blend of long-time residents, students, artists, and professionals who benefit from the area's walkability, lake access, and eclectic dining scene—including popular establishments like Uncommon Ground, Indie Café, and Ethiopian Diamond.

Edgewater is anchored by Loyola University Chicago's Lake Shore Campus, which enrolls over 17,000 students and employs more than 1,600 faculty, contributing significantly to the neighborhood's energy and economy. With eighteen of Loyola's nineteen residence halls located in Edgewater and neighboring Rogers Park, the area has attracted a range of national and local retailers, cafés, and eateries to serve the student and residential population. Transit access is robust, with multiple Red Line CTA stops (Granville, Thorndale, Bryn Mawr), extensive bus service, and quick access to Lake Shore Drive, ensuring easy connectivity to downtown and beyond. Combined with its strong institutional presence, lakefront amenities, and ongoing residential development, Edgewater remains a sought-after and resilient Chicago neighborhood offering long-term value for residents, investors, and businesses alike.

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Additional Information



Current Real Estate Taxes

Cook County Property Tax Portal

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About Us

Forms & Tax Bill Requests

News & Events

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Contact Us

FAQs

Billed Amounts & Tax History

Pay Online

Property Description

Tax Exemptions

Refund Search

Documents, Deeds & Liens

Tax Appeals Dates & Deadlines

Tax Rates

Property Characteristics for PIN:
14-05-315-030-0000

[Search Again](#) | [Tax Calculator](#) | [More Property Characteristic Information](#)



PROPERTY ADDRESS

5828 N BROADWAY ST
CHICAGO
60660
Township: LAKE VIEW

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value: 59,400
(2023 Assessor Certified)
Assessment Information: 56,025
Estimated Property Value: \$560,250

[Assessed Value History](#)



See comparable properties
and other information on
COOKVIEWER

TAX BILLED AMOUNTS
& TAX HISTORY

2025: \$13,324.37 [Pay Online: \\$6,227.35](#)
2024: \$12,903.64 [Paid in Full](#)
2023: \$12,545.67 [Paid in Full](#)
2022: \$12,235.86 [Payment History](#)
2021: \$11,977.69 [Payment History](#)
2020: \$7,812.67 [Payment History](#)
*(1st Install Only)
[More Tax Bill Information](#)

EXEMPTIONS

2025: 0 Exemptions Received
2024: 0 Exemptions Received
2023: 0 Exemptions Received
2022: 0 Exemptions Received
2021: 0 Exemptions Received
2020: 0 Exemptions Received
[More Exemption Information](#)

APPEALS

2025: Not Available
2024: Not Available
2023: Not Available
2022: Not Available
2021: Not Available
2020: [Appeal Information](#)
[More Appeal Information](#)

REFUNDS AVAILABLE

No Refund Available
[More Refund Information](#)

TAX SALE (DELINQUENCIES)

2025: [Tax Sale Has Not Occurred](#)
2024: [Tax Sale Has Not Occurred](#)
2023: [Tax Sale Has Not Occurred](#)
2022: [No Tax Sale](#)
2021: [No Tax Sale](#)
2020: [No Tax Sale](#)
[More Tax Sale Information](#)

DOCUMENTS, DEEDS & LIENS

2221719131 - SPECIAL WARRANTY DEED - 08/05/2022
2213840082 - LIS PENDENS FORECLOSURE - 05/18/2022
1229226018 - SPECIAL WARRANTY DEED - 10/18/2012
1219339040 - DEED - 07/11/2012
1034949050 - RELEASE - 12/15/2010
[More Record Information](#)

PIN & Address

PIN 14-05-315-030-0000
ADDRESS 5828 N BROADWAY ST
CITY CHICAGO
TOWNSHIP Lake View
[Read about Reassessments](#)

Tax Details

PROPERTY CLASSIFICATION 290
SQUARE FOOTAGE (LAND) 6,750
NEIGHBORHOOD 31
TAXCODE 73111
NEXT SCHEDULED REASSESSMENT 2027

Assessed Valuation

	2026 Assessor Certified	2025 Board of Review Certified
Total Estimated Market Value	\$594,000	\$594,000
Total Assessed Value	\$59,400	\$59,400
Land Assessed Value	\$57,375	\$57,375
Building Assessed Value	\$2,025	\$2,025

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