



MoHall Commercial
& Urban Development

OFFER MEMORANDUM



1015 S Western Ave #1
Chicago, IL 60612

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EXECUTIVE SUMMARY



Property Type:

Commercial Condominium (Storefront/Office)

Address:

1015 S Western Ave, Ste 1, Chicago, IL 60612

Offering Price:

\$130,000

Zoning:

C2-3 (General Commercial District)

Year Built:

2003

Lot Size:

7,576 sq. ft. (Building Lot Size)

Annual Taxes (2022):

\$6,265

INVESTMENT HIGHLIGHTS

Prime Location in Tri-Taylor District:

Located at the intersection of **Western Ave and Taylor St**, this commercial condo is ideally situated in the **Tri-Taylor neighborhood**, offering direct access to one of Chicago's busiest commercial corridors. The area benefits from proximity to the Illinois Medical District and the University of Illinois at Chicago, making this location perfect for businesses looking to capitalize on foot traffic from nearby students, healthcare professionals, and residents.

Diverse Business Potential:

The C2-3 zoning allows for a wide array of business types, including retail, office, or service-based businesses. The space is flexible enough to accommodate a variety of uses, such as a **boutique retail store, healthcare office, professional services**, or even a **high-traffic café**. The property is currently vacant, offering a blank canvas for new owners to create their ideal commercial space.

High Visibility and Traffic:

This property enjoys **daily traffic counts exceeding 25,000 vehicles**, making it an attractive location for businesses that depend on visibility. The storefront's large windows and high ceilings offer excellent signage potential and natural light, which are key to enhancing customer experience.

Affordable Entry Point for Investors or Owner-Users:

At an offering price of **\$130,000**, this commercial condo presents an affordable opportunity for small business owners or investors looking to enter the commercial real estate market. The low-Cost barrier, combined with minimal upkeep associated with condominium ownership, provides a stable and lucrative investment.

PROPERTY DESCRIPTION



This **commercial condo** is part of a mixed-use building constructed in 2003. The space features a **modern open layout**, high ceilings, and **hardwood flooring** throughout. It's fully equipped with central air conditioning, making it ready for immediate use. The space is highly Flexible, offering endless possibilities for various businesses, including but not limited to:

- **Retail Boutique:** Take advantage of the neighborhood's vibrant community by offering specialty products, clothing, or artisan goods.
- **Medical/Dental Office:** With proximity to the Illinois Medical District, this location is ideal for healthcare-related businesses looking to serve a large customer base.
- **Professional Office:** Perfect for law firms, financial consultants, or other service providers seeking a professional yet approachable storefront.
- **Health and Wellness Studio:** This space could easily accommodate a fitness or yoga studio looking to capitalize on the high foot traffic and neighborhood demographics.

LOCATION OVERVIEW



Neighborhood Overview:

- The **Tri-Taylor neighborhood** is a thriving area just west of downtown Chicago. Known for its historic architecture and proximity to major institutions, this area has seen substantial growth and development in recent years. It is particularly well-positioned between the Illinois Medical District, Little Italy, and the bustling East-West Corridor, which includes major streets like **Roosevelt Road** and **Taylor Street**.

Nearby Amenities:

- The surrounding area features a blend of **residential properties**, **local businesses**, and **national retailers**, offering convenience to both residents and professionals alike. With restaurants, shops, and healthcare services within walking distance, this location is ideally suited for businesses that aim to serve a broad and diverse customer base.
 - **Illinois Medical District:** 5 minutes away
 - **University of Illinois at Chicago:** 7 minutes away
 - **Major Highways:** Immediate access to I-290 (Eisenhower Expressway)

FINANCIAL OVERVIEW

Offering Price:

\$130,000

Real Estate Taxes:

\$6,265 annually

Estimated Market Rent:

For similar properties in the neighborhood, market rents range between **\$20–\$30 per square foot**, providing investors or owner-users with a potentially favorable cash flow opportunity.

Operating Expenses:

As a commercial condo, ownership responsibilities are limited to interior space upkeep and utilities. Condo association fees cover the building's common areas and exterior maintenance.

EXTERIOR PHOTOS



EXTERIOR PHOTOS



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INTERIOR PHOTOS



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MoHall Commercial & Urban Development



Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.