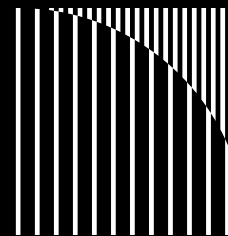


Mixed Use + Live / Work | West Town

2054-2058 W Grand Ave



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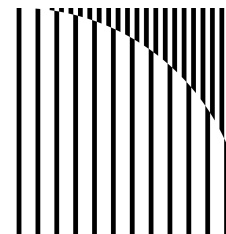
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Location	2054 W Grand Ave, Chicago, IL 60612 Grand between Damen and Hoyne
Size: Ground Floor	3,080 SF (approx) Ceiling Height: 13-24ft
Size: Second Level	Ceiling Heights: 13'-17'
Availabilities	Details
Floor 1	Restaurant / Retail
Floor 2	Office
Floor 3	Residence
2050 W Grand	2 flat : \$500,000 extra
2048 W Grand	24 X 92 lot; \$500,000 extra
Zoning	B2

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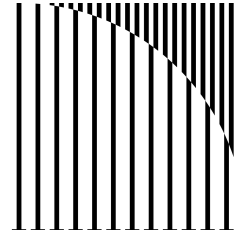
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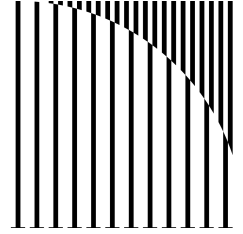


Property Facts

- Built in 2013 (most major components of the building are from 2013)
- Pre-fabricated concrete construction
- Designed by UrbanLab Architects
- Built by Summit Design Build
- 2054 West Grand Ave - (PIN: 17-07-124-017-0000) Property tax for 2023: \$15,972.70
- 2058 West Grand Ave - (PIN: 17-07-124-016-0000) Property tax for 2023: \$9,713.93
- Total 2023 taxes: \$25,686
- FDA Approved Food Facility with Office + 2 Bedroom/ 2 Bathroom Residence.
- There are 800 amps of electrical service to the building.
- There is a new (Jan 2025) indoor / outdoor camera surveillance system with remote access.
- There is a new (Jan 2025) electronic access / control / alarm system with remote access.
- 3 of the 5 exterior passenger doors are currently set up with electric strikes / access. The retail glass door has an electric strike, but it is not set up.
- Schindler hydraulic passenger elevator services all floors and has separate keyed access for floors 2 & 3.
- Interior windows in the second floor office have laminated glass for soundproofing.
- Building wired Cat-5 wiring throughout most areas of all floors.
- Some or all of the restaurant fixtures /equipment could be included or excluded based on buyer's preference.
- The exhaust hoods will remain with the building no matter what. There is an 8' hood in the main retail / kitchen area and approx. an 18' hood and make up air hood in the rear kitchen. All fire extinguishers and hood systems are included and current on certification.
- There is a below-floor grease trap in the dish room.
- All lighting upgraded to LED in 2024.
- There are 4 doorbells with intercoms installed, but currently disconnected.
- Two serving the third floor, one serving the second floor and one serving the first floor (rear).
- The third floor has the tubing and utilities in place for the radiant floor heating system, but the boiler and controls required were not installed during construction. They could easily be added today.
- Third floor residential unit countertops are quartz, plumbing fixtures by Antonio Citterio for Axor.
- Sinks are Duravit, toilets are Starck for Duravit, sink & bath plumbing fixtures are Ronan + Erwan Bouroullec for Axor. Americh oversized bathtub is set in a quartz and tile surround.
- 36" gas Wolf range with 4 burners, infrared griddle and convection oven, Bosch dishwasher and refrigerator (side by side with ice/water dispenser),
- LG stacking washer / dryer (located in closet inside door to primary bedroom suite).
- There are 4 ceiling-integrated speakers and 2 exterior mounted speakers that lead to a stereo in the primary bedroom closet, and that have wall mounted volume controls between the kitchen / second bathroom that could remain.
- Uncovered parking available in the lot behind the building for 4-6 cars as currently configured. One interior / unofficial garage space. More could be added.
- Architect, engineer and GC for this building are all still in business; drawings / files should be available buyer.
- The two adjacent properties (2048 West Grand Ave 17-07-124-019-0000 / 2050 West Grand Ave 17-07-124-018-0000) can also be included as part of the package for an additional \$1,000,000.00

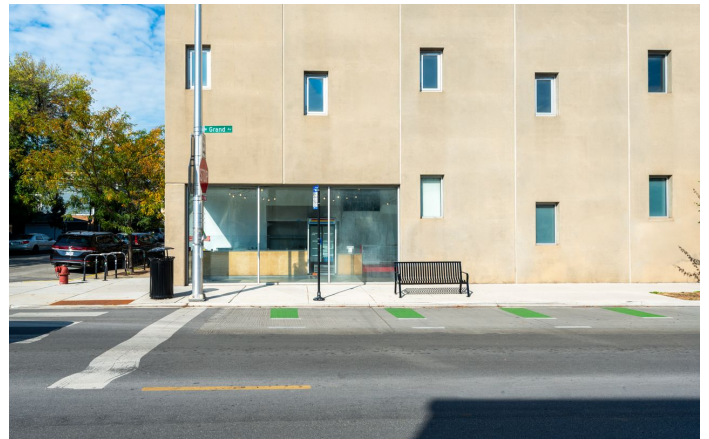
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2054-2058 W Grand Ave



Welcome to 2054-2058 W Grand Ave in the heart of Chicago's vibrant West Town neighborhood. This exceptional live / work space was designed by renowned Chicago architects UrbanLab and has been featured in Dwell magazine. The property comprises 5 prime Chicago lots, with the main building being constructed of prefabricated concrete wall panels. The prefab concrete offers structure and insulation while providing a simple, clean and sustainable design. The two adjacent properties to the east are also part of the package and feature a simple frame two unit dwelling and a vacant lot that's currently used as an urban garden. These parcels protect your view but could be repurposed to expand the footprint of the existing commercial or residential space. There's parking here for over 6 cars, a commercial elevator, and many more thoughtful details that make this an exceptional property to both work and live.

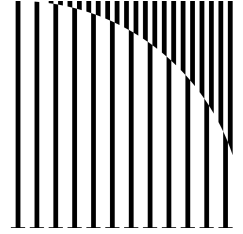
Exterior



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2054-2058 W Grand Ave



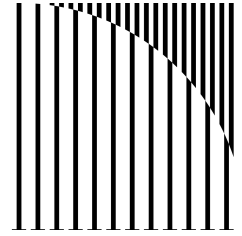
Built in 2013 as an FDA-approved food production facility with a ground floor storefront and restaurant for street visibility and a large area with 24' ceiling height for processing and warehousing. The first floor has ample floor drains and polished concrete floors, providing endless possibilities for food and beverage production, a luxurious garage, furniture design or art fabrication / display (to suggest a few ideas). It also features 3 different commercial kitchen prep spaces with multiple exhaust hoods, ADA required bathrooms, a staff / break room, 2 mechanical rooms and a staging area with overhead doors for shipping & receiving. The building design does allow for all of the rooms to be cleared, leaving only 2 centrally located columns, should that be of interest to the next occupant.

Ground Floor



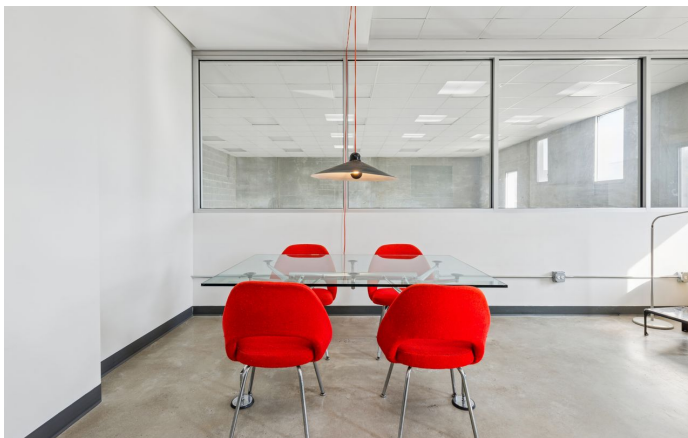
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2054-2058 W Grand Ave



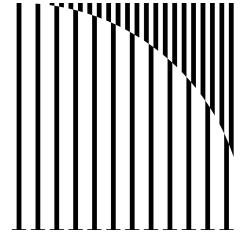
The second floor has an office space with a conference room and two private offices as well as a few mechanical rooms and additional warehousing / processing space, which can be accessed through a safety gate from the first floor with a forklift.

Second Floor



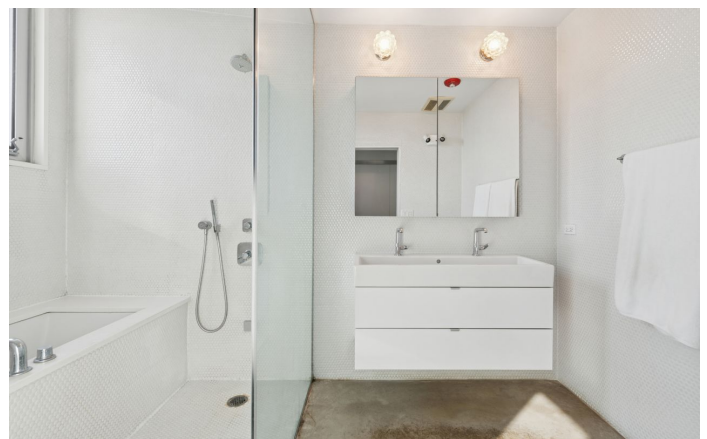
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2054-2058 W Grand Ave



The top floor is a gorgeous 2 bedroom, 2 bathroom apartment with floor to ceiling windows, and a massive roof deck with unobstructed views of the Chicago skyline. Expertly appointed with high end appliances like a Wolf range, Bosch refrigerator and dishwasher, Duravit sinks and toilets and Axor fixtures. The primary bathroom also features a steam shower and an oversized bathtub set in a quartz and tile surround. There's a formal living room, dining room / flex space and a private roofdeck, which is accessible from all of the main spaces in the home. Each level of the building is accessible via a keyed elevator and 2 stairwells.

Top Floor





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