

# 2900 W. Chicago Avenue, Chicago IL

## Available: 9,200 SF



### COMPLETELY RENOVATED

## FOR SALE: Gorgeous Buildout in Great Location

**BUILDING SIZE:** Approximately 9,200 SF

**OFFICE:** 2,057 SF

**LOT SIZE:** Approximately 12,500 SF (3 "city lots")

**CONSTRUCTION:** Masonry

**LOADING:** 2 Drive-In Doors

**CAR PARKING:** 10

**HEATING:** Gas Forced Air

**CEILING HEIGHT:** 12'

**ZONING:** C2-2

**POWER:** 400 Amps

**REAL ESTATE TAXES:** \$43,523.18 (2022)

**SALE PRICE: \$1,265,000**

COMPLETELY renovated in 2018 with gorgeous buildout including glass offices wall and doors, conference room, bathrooms, beautiful kitchen, lights, etc.

- Brick building with brick accent walls inside
- Street art
- New HVAC in 2018
- Private bathroom with a shower in one office
- Great location two blocks from California Avenue and two blocks from N. Sacramento Blvd.
- 11,450 vehicles per day at Richmond
- Traffic light at intersection
- Parking for 10+ cars
- Bus Stop across the street

Some permitted uses include artist work/live, day care, body art, assisted living, urban farms, contractor storage yard, restaurant, banquet halls, bank, liquor store, personal service (hair and nails, etc.), general retail, car wash, auto supply, motor repair shop, warehousing, freight movement, cannabis as special use.

SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC

Denise Stein Chaimovitz, SIOR, MA  
847-804-8566  
denise@entcommercial.com

# SITE PLAN

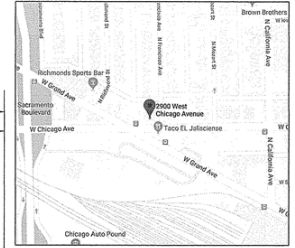
5812 W. HIGGINS AVENUE  
CHICAGO, IL 60648-3000



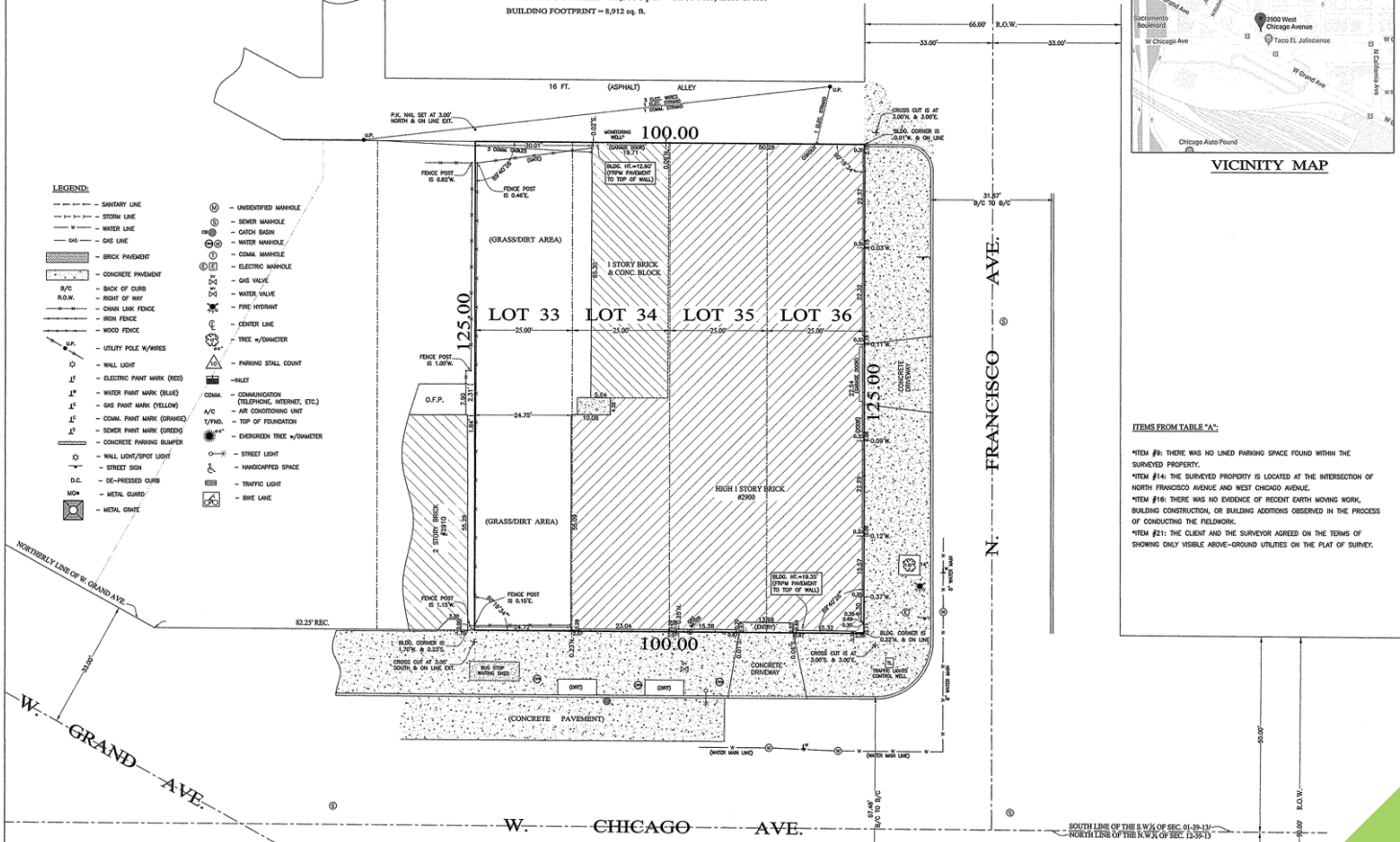
## MM SURVEYING CO., INC. PROFESSIONAL DESIGN FIRM No. 184-003233 ALTA/NSPS Land Title Survey

LOTS 33, 34, 35 AND 36 IN BLOCK 1 IN B.R. WILLY'S SUBDIVISION OF BLOCK 8 IN CLEFFORD'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 2993-28 W. CHICAGO AVE., CHICAGO, IL. 60622  
P.L.N. 16-01-324-045-0000, 16-01-324-046-0000 & 16-01-324-047-0000  
TOTAL LAND AREA = 12,500 sq. ft. = 0.287 acre, more or less  
BUILDING FOOTPRINT = 8,912 sq. ft.

PHONE: (773) 282-5900  
FAX: (773) 282-9424  
www.mmsurvey12816@gmail.com

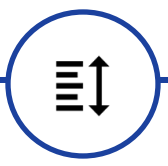


VICINITY MAP



ITEMS FROM TABLE "A":  
ITEM #8: THERE WAS NO LINED PARKING SPACE FOUND WITHIN THE SURVEYED PROPERTY.  
ITEM #14: THE SURVEYED PROPERTY IS LOCATED AT THE INTERSECTION OF NORTH FRANCISCO AVENUE AND WEST CHICAGO AVENUE.  
ITEM #16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
ITEM #21: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAN OF SURVEY.

## Facility Highlights



COMPLETELY RENOVATED



2 BLOCKS FROM CALIFORNIA AVE & N. SACRAMENTO BLVD



BUS STOP ACROSS THE STREET

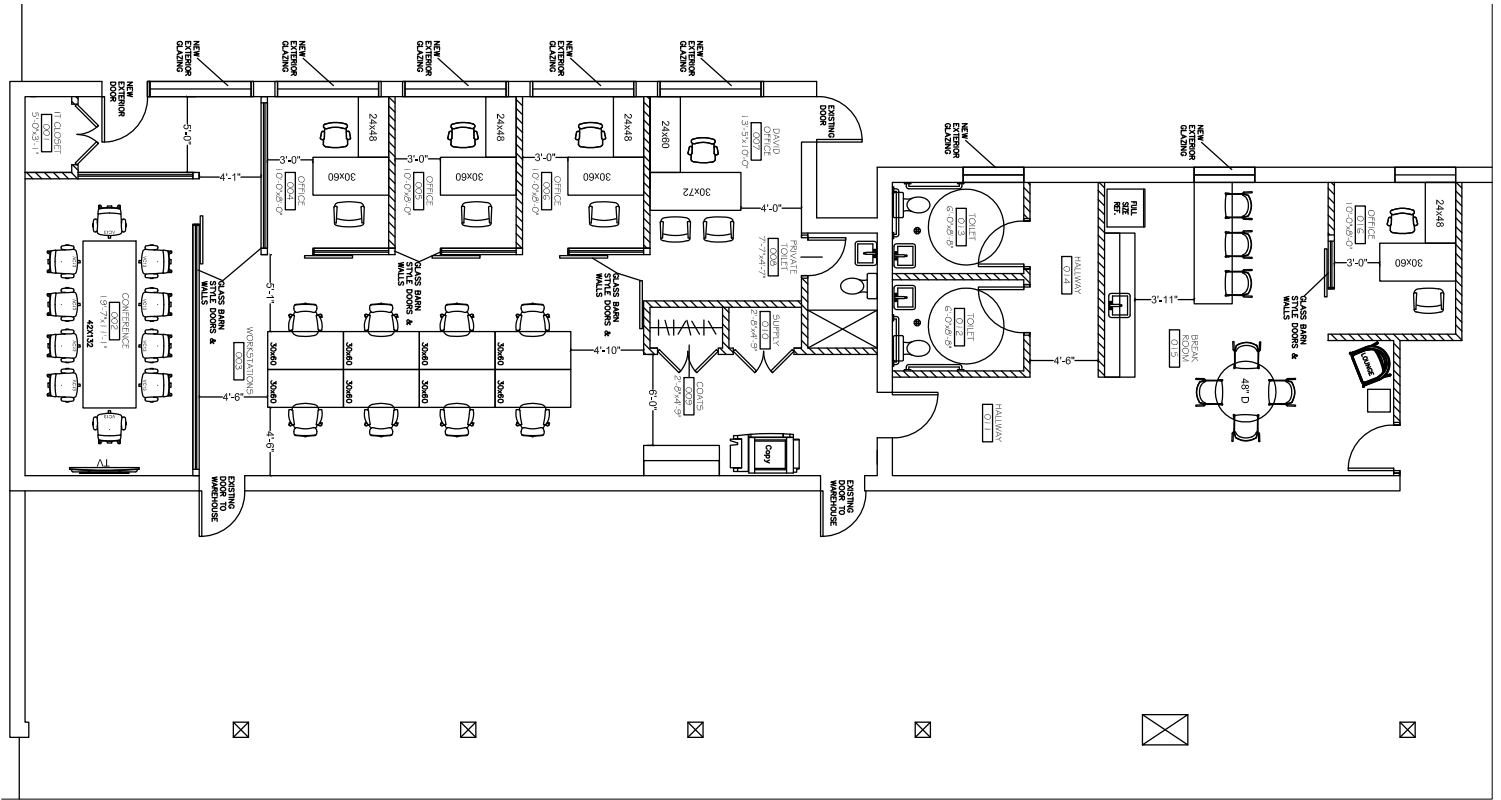


11,450 VPD AT RICHMOND



Denise Stein Chaimovitz, SIOR, MA  
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denise@entrecmercial.com

# OFFICE FLOOR PLAN



SPACE PLAN FOR CONCEPT ONLY - NOT FOR CONSTRUCTION PURPOSES

**obd OFFICE BY DESIGN**  
 T 847.715.9221 F 847.715.9250  
 www.obdgroup.com

CLIENT: **AERO TRADE**  
 2900 W. CHICAGO AVENUE  
 CHICAGO, IL

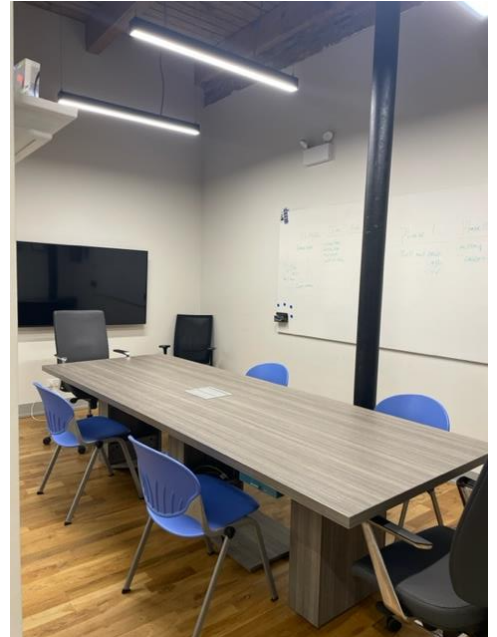
SPACE PLAN			SCALE: HTS		
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
	07/20/18				
	07/26/18	REVISION 1			
	07/27/18	REVISION 2			

\*Warehouse not included



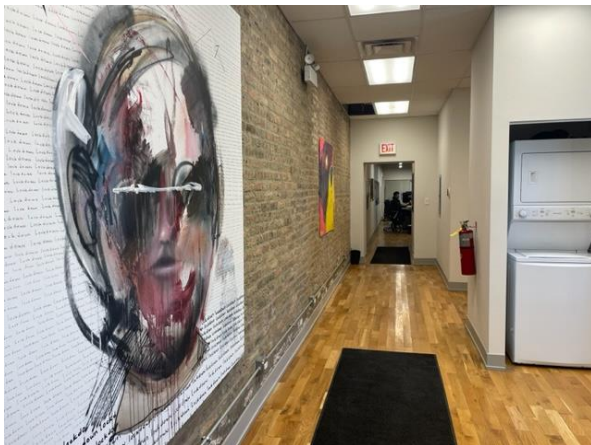


# PHOTOS

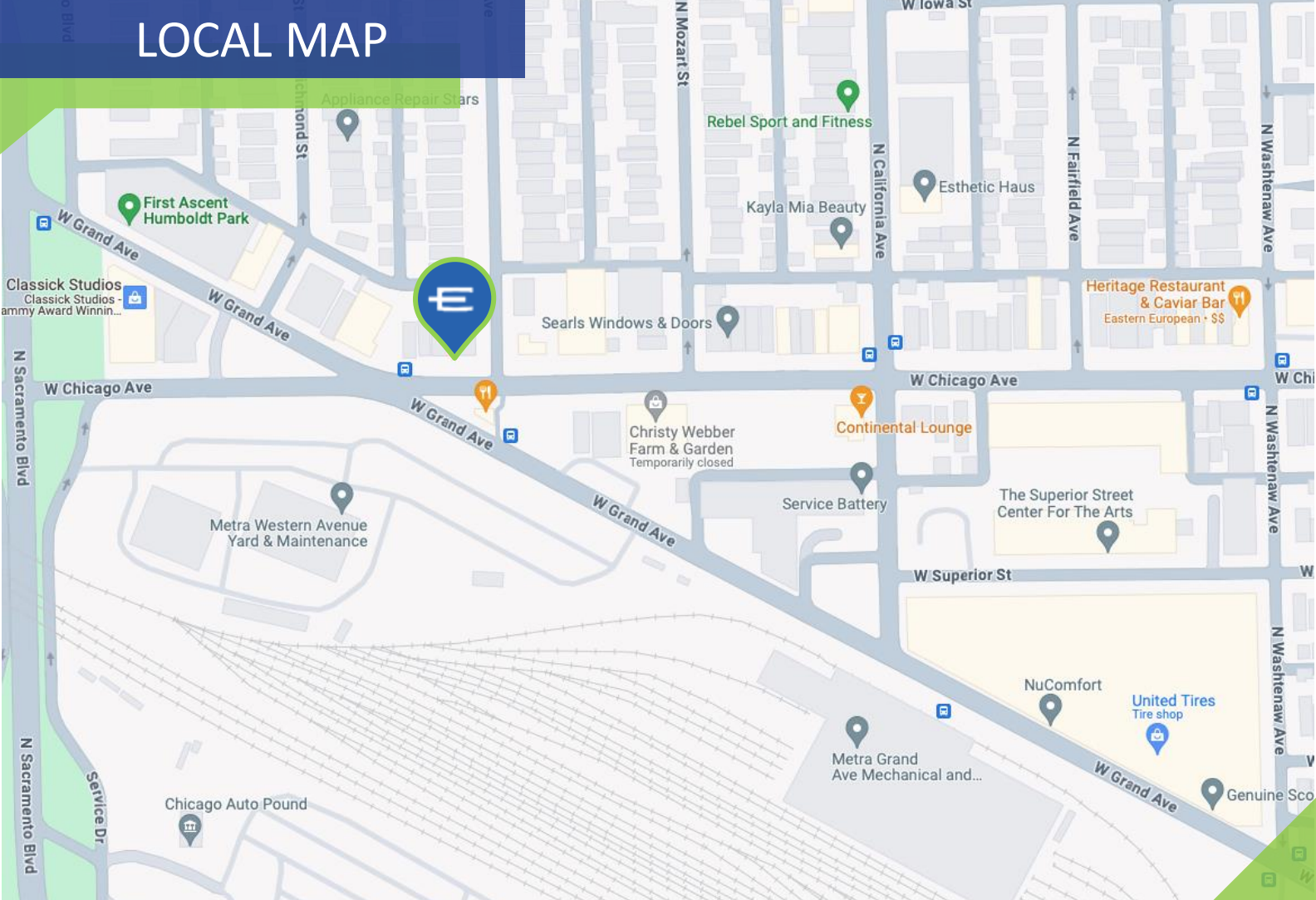




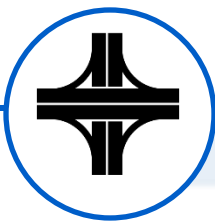
# PHOTOS



# LOCAL MAP



SCAN FOR MAP VIEW



**2 BLOCKS FROM  
CALIFORNIA AVE & N.  
SACRAMENTO BLVD**



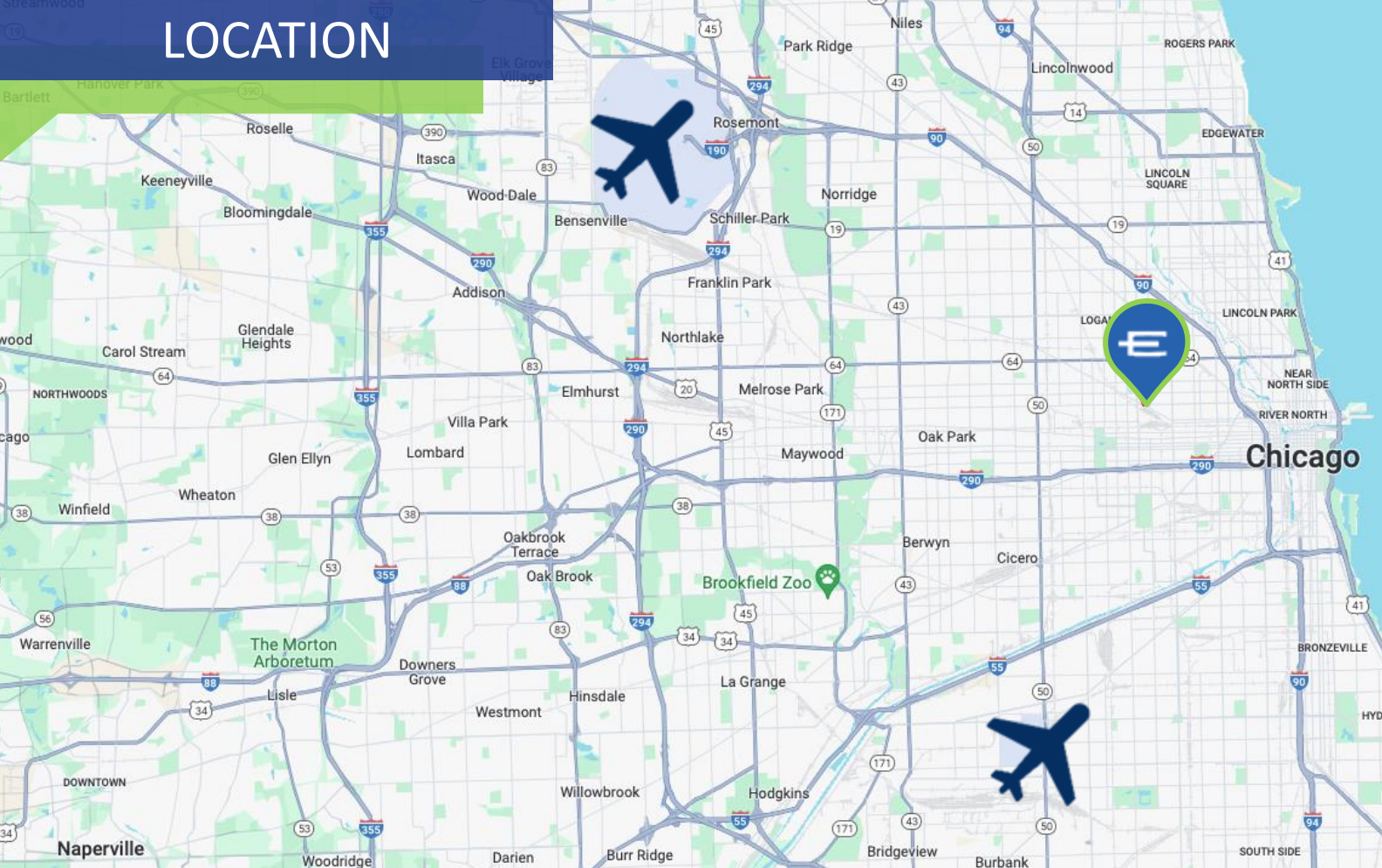
**TRAFFIC LIGHT AT  
INTERSECTION**

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# LOCATION



## 2900 W. Chicago Avenue, Chicago IL

### Amenities

Childcare, Recreation, Restaurants, Retail



**14 Miles from  
Midway Intl  
Airport**



**15 Miles from  
O'Hare Intl  
Airport**