



1639-1701 S. State Street
Chicago, IL
NOW: \$2,250,000 ~~\$2,500,000~~

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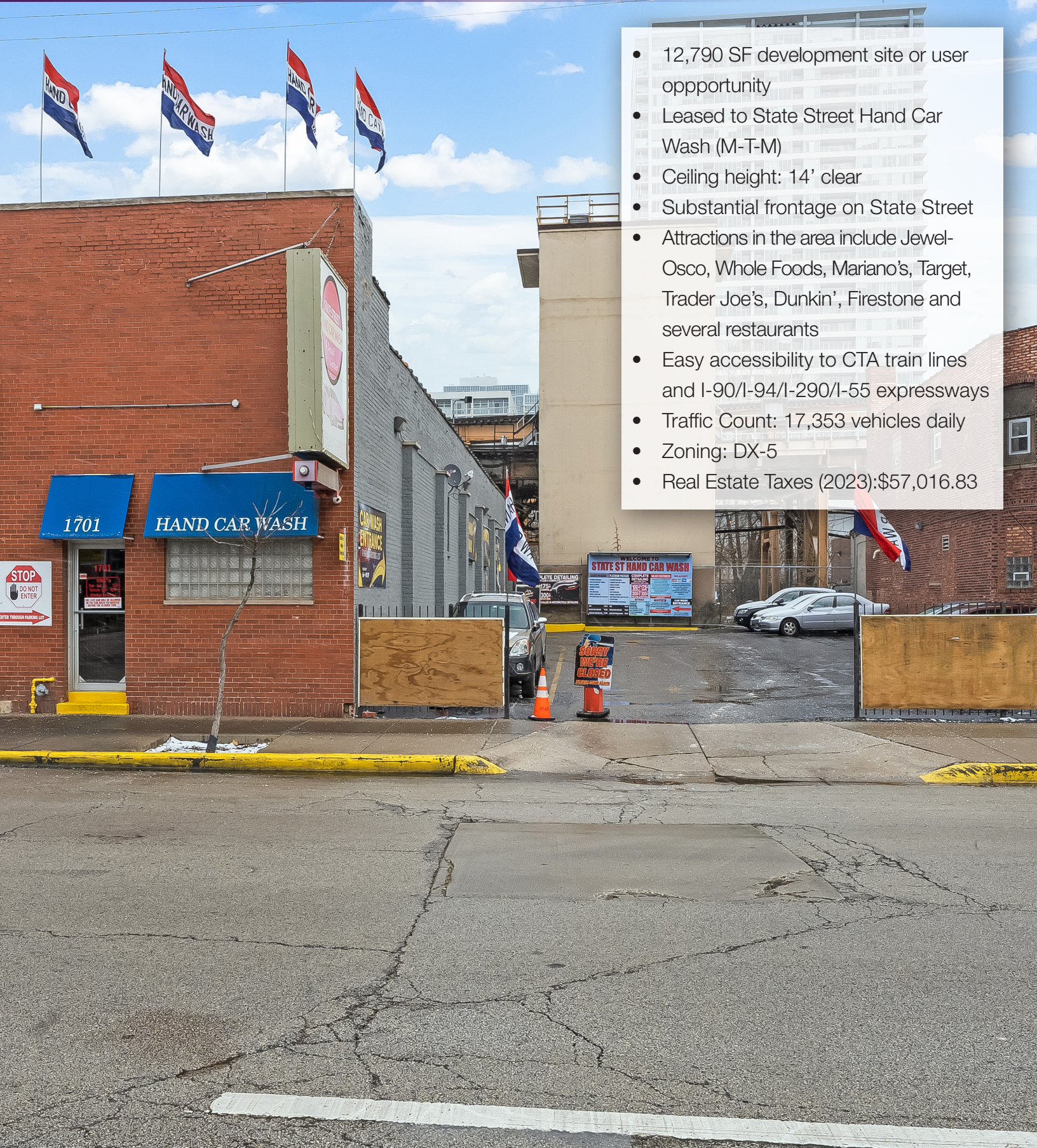
PROPERTY OVERVIEW



1639-1701 S. State Street is a 12,790 SF square foot site at the corner of 17th and State Streets in Chicago's South Loop neighborhood. There is a 6,250 square foot building on the site which is currently leased to State Street Hand Car Wash, which is a car wash and detailing operation. Positioned amidst a dense commercial area within the heart of downtown Chicago, this property is in close proximity to The Loop, Michigan Avenue shops and restaurants, Jewel-Osco, Whole Foods, Target and Trader Joe's. Landmarks such as Grant Park, Soldier Field, The Art Institute of Chicago, several schools and museums are nearby. Easy accessibility to CTA Red, Orange and Green lines and the Kennedy, Edens/Dan Ryan and Eisenhower expressways.

The South Loop neighborhood of Chicago is an excellent location for businesses due to its proximity to the lake and downtown and easy access to public transportation. The neighborhood is a mix of historic buildings and newer developments, attracting a wide variety of bars, restaurants and boutiques.

PROPERTY HIGHLIGHTS



- 12,790 SF development site or user opportunity
- Leased to State Street Hand Car Wash (M-T-M)
- Ceiling height: 14' clear
- Substantial frontage on State Street
- Attractions in the area include Jewel-Osco, Whole Foods, Mariano's, Target, Trader Joe's, Dunkin', Firestone and several restaurants
- Easy accessibility to CTA train lines and I-90/I-94/I-290/I-55 expressways
- Traffic Count: 17,353 vehicles daily
- Zoning: DX-5
- Real Estate Taxes (2023):\$57,016.83