



1620 W CHICAGO AVE, CHICAGO, IL

For Sale

Office



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HOWARD CAPLAN

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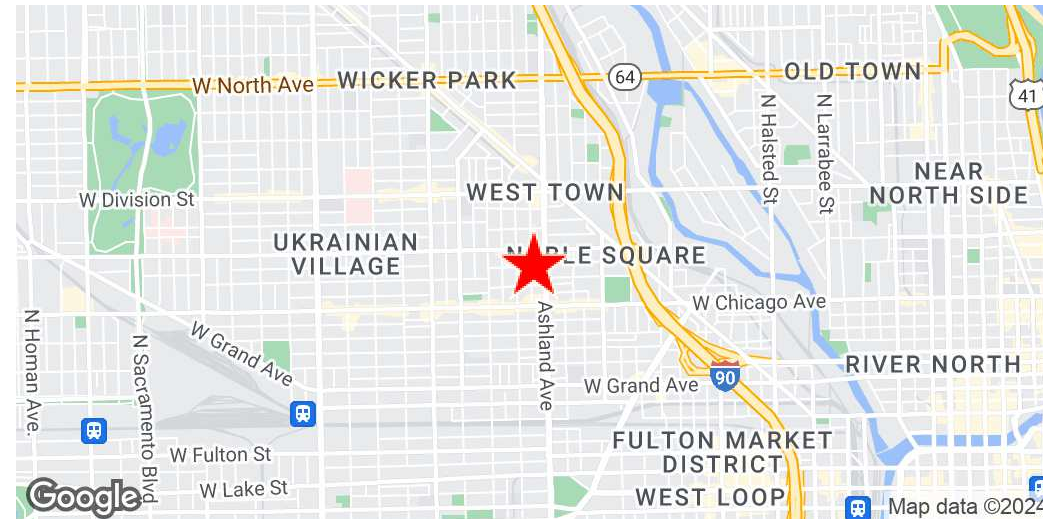
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OFFERING SUMMARY

Sale Price:	\$4,700,000
Building Size:	23,541 SF
Square Footage Per Floor:	7,847 SF
Zoning:	B 1-2

PROPERTY OVERVIEW

Introducing 1620 W Chicago Ave, a prime opportunity in the heart of Chicago's West Town neighborhood. This distinguished three-story 23,541 SF building, constructed in 1921, is ideal for office, retail and residential use. Spectacular vintage terra-cotta facade with high-end contemporary interior finishes. This building was completely renovated in 2014. Amenities include a new passenger elevator, heavy power and cooling, plus a full unfinished basement level with 9' ceilings, and a rooftop deck with incredible views of downtown Chicago.



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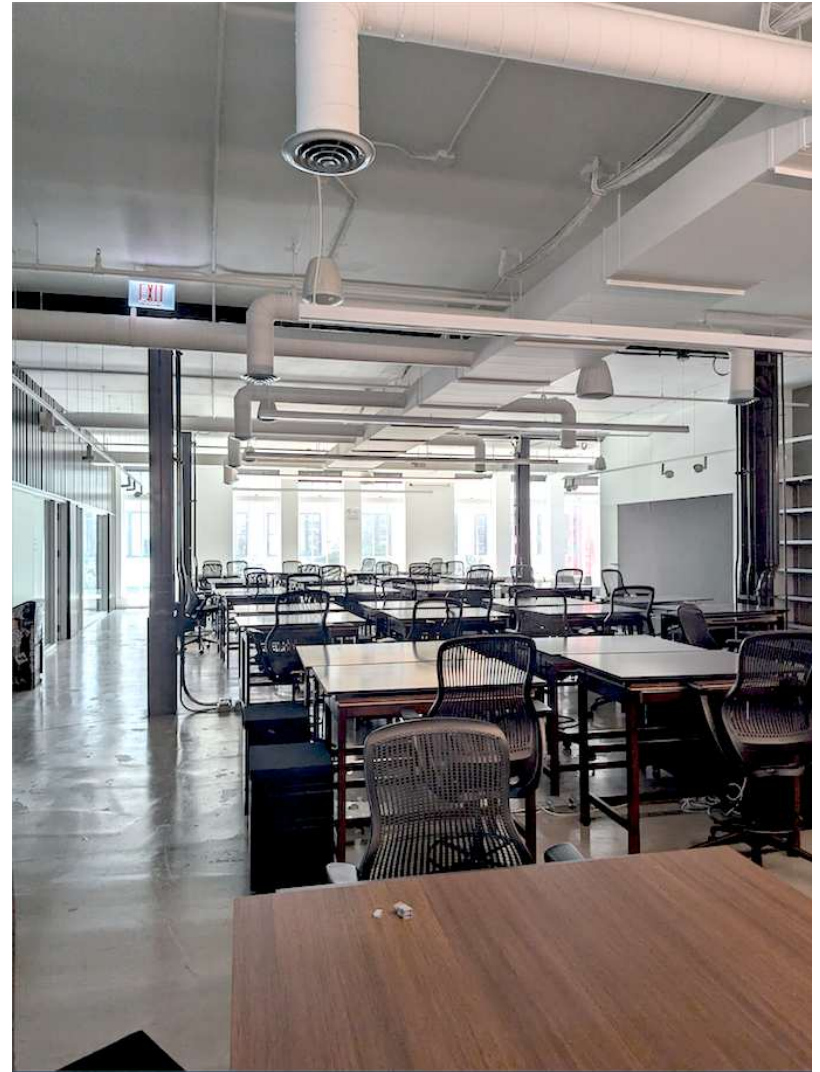
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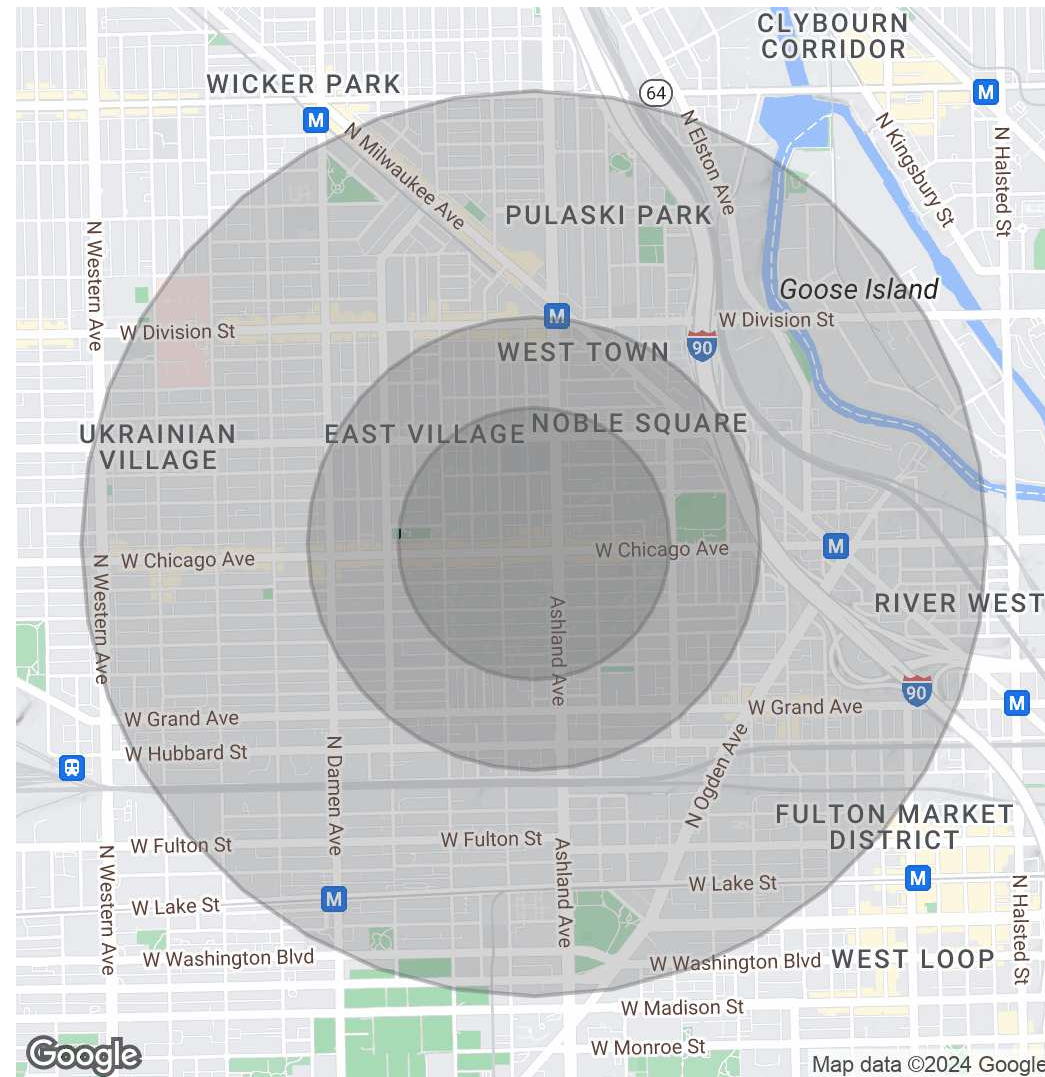
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,328	20,582	52,185
Average Age	36	35	35
Average Age (Male)	36	35	35
Average Age (Female)	36	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,194	10,311	26,288
# of Persons per HH	2	2	2
Average HH Income	\$192,480	\$188,651	\$180,450
Average House Value	\$723,198	\$725,794	\$730,392

Demographics data derived from AlphaMap



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