



# FOR SALE: THE LIVERY BUILDING 18,300SF Flex Retail/Office Building Adaptive Reuse Opportunity 831 CHICAGO AVENUE, EVANSTON, IL



## PROPERTY HISTORY

A truly unique and historically significant property located just south of the Chicago-Main signalized intersection in a Transit-Oriented District (CTA and METRA stations across the street). Originally a 2-story 11,300sf building to house a Livery and Hansom Cab company. A 3,500sf barrel truss building with a lower level added in the 1930s. Seller undertook a \$1.6M renovation in 2010. Property to be delivered vacant at closing

## PROPERTY HIGHLIGHTS

- 18,300sf building includes 9,150sf on the first floor, 5,650sf on the 2nd floor and a 3,500sf finished basement. Site and Floor Plans available upon request
- \$1.6M rehab and updating of property in 2010
- Located in TOD, TIF and SSA Districts
- Zoning: C1a, allows for a variety of uses and apartments on 2nd floor
- Attractive Demographics: Average HH income > \$110k
- PIN: 11-19-401-021-0000
- **Price adjusted to \$1,955,000**
- **FLEXIBLE OWNER FINANCING AVAILABLE**
- **Tax reduction received for 2021, Appeal in place**

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

Presented by  
**ROSS GOLDSTEIN**  
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**INSITE COMMERCIAL REALTY**  
312.203.3199 // [INSITECOMMERCIALREALTY.COM](http://INSITECOMMERCIALREALTY.COM)  
1238 OAK AVENUE, EVANSTON, IL 60202

# INTERIOR Photos



The Livery At 831 Chicago  
831 Chicago Avenue Evanston, IL 60202



2nd Floor - Front Building: Office Space (5,650sf - Zoning allows Apartments)



1st Floor - Rear Building: 3,500sf, polished concrete floors and skylight

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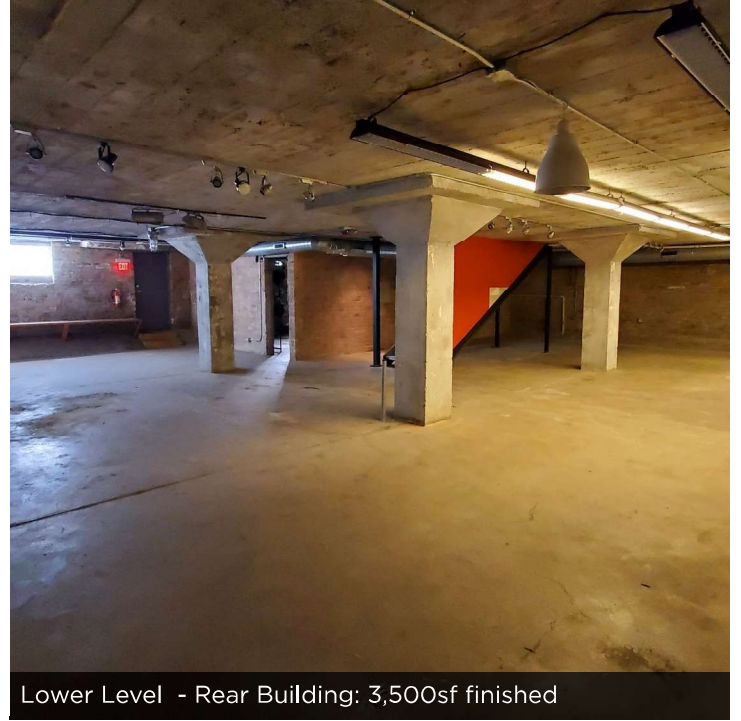
# Additional Photos



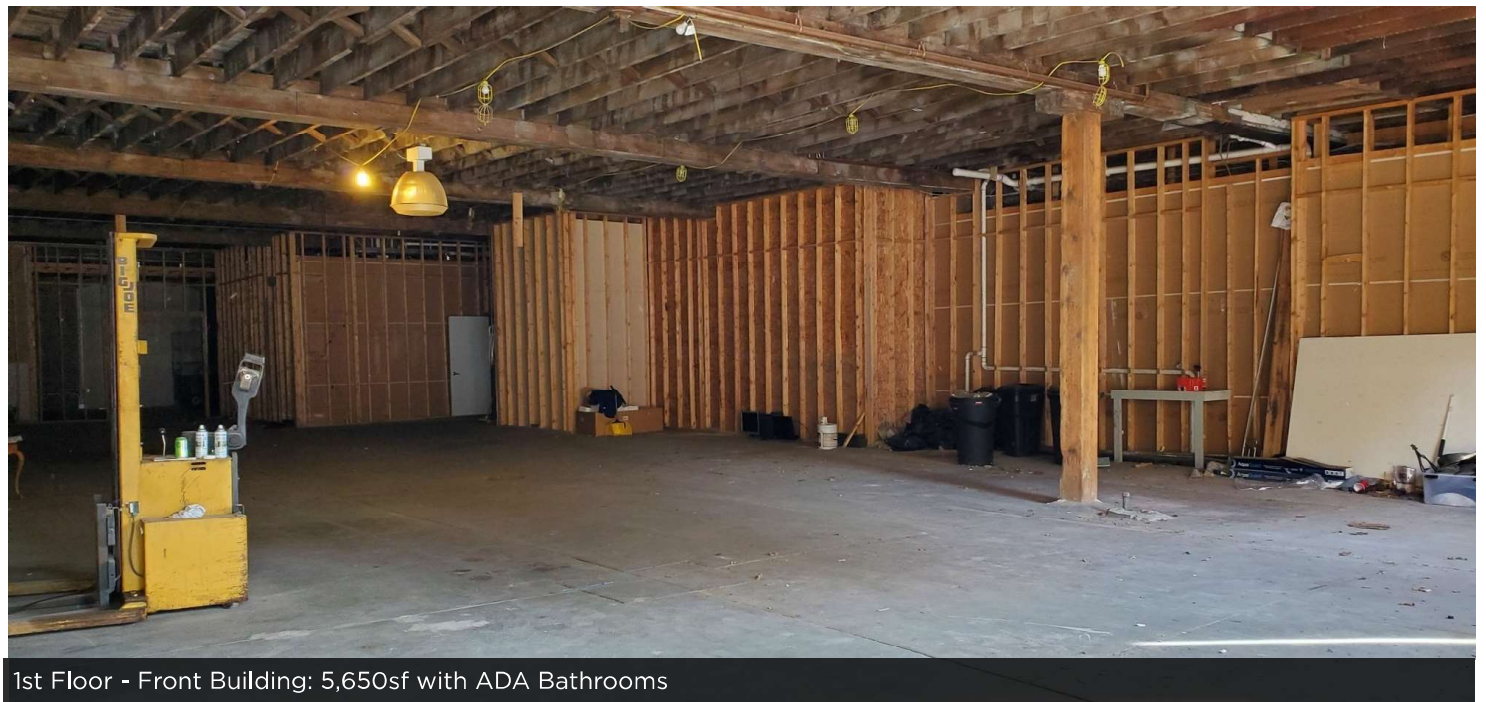
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2nd Floor Loft Office Space, with Skylight



Lower Level - Rear Building: 3,500sf finished



1st Floor - Front Building: 5,650sf with ADA Bathrooms

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# Property Details



The Livery At 831 Chicago  
831 Chicago Avenue Evanston, IL 60202

## PROPERTY INFORMATION

Property Description	18,300sf building composed of: Front Building - 1st Floor: 5,650sf unfinished space and two restrooms Front Building - 2nd Floor: 5,650sf office with kitchen, bathrooms and two separate entrances Rear Building - 1st Floor: 3,500sf finished space with kitchen and barrel-truss roof Rear Building - Lower Level: 3,500sf finished space
Lot Size & Dimensions	9,532sf (50' wide by 187' deep)
Year Built/Renovated	1896 / 2010
Parking	Metered street parking along Chicago Avenue, free street parking one block east
Basement	3,500sf finished and plumbed Basement in rear of property (Floor Plan available)
Shipping/Receiving	Loading in front through Barn Doors on Chicago Avenue. Barn door in rear of building opens 40 inches above the alley. Original ramp has been filled in.
PIN	11-19-401-021-0000
Real Estate Taxes	\$132,032 (2021), reduction approved, taxes currently on appeal

## AREA INFORMATION

Location	Property is located just south of the signalized intersection at Main and Chicago in Evanston, IL. Property is in a <b>Transit-Oriented Development District</b> , as well as the Main-Chicago <b>TIF District</b> and Chicago-Main-Dempster <b>Special Service Area</b> . Half mile to Lakefront.
Zoning	C1a
Traffic Count	9,532sf (50' wide by 187' deep)
Transportation	CTA and METRA Stations across the street, PACE Bus #s 206 and 213
Municipal Contact	Jonathan Nieuwsma, 4th Ward, jnieuwsm@cityofevanston.org
Nearby Retailers/Services	Walgreens, NorthShore Immediate Care, Subway, Wild Fork, Hoosier Mama, Starbucks plus numerous independently owned and operated retailers, restaurants and services

## BUILDING INFORMATION

Windows/Skylights	Windows replaced and skylights installed during 2010 renovation
Foundation	Concrete
Ceiling Heights	Range from 8 feet in basement to 12 feet
Kitchens	1st Floor - 1, 2nd Floor 2; 1 finished and 1 unfinished

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## MECHANICALS & UTILITIES

Power Description	Upgraded to 1,000amp 3-phase in 2010 renovation, numerous trunks ranging from 125 to 400 amps throughout
HVAC	4 Packaged Carrier Gas Heating Electric Cooling RTUs and Air Handlers. Sizes (tons): 6.5, 7.5, 8.5, 12.5
Hot Water	50-gallon Hot Water Heater
Fire Suppression	Fire Extinguishers
Plumbing	Kitchens and bathrooms on each floor, 2 Sump Pumps on Lower Level
Telecommunications	In place

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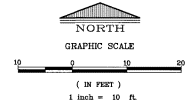
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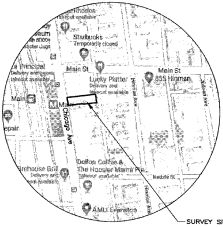
PROFESSIONALS ASSOCIATED SURVEY, INC.  
 PROFESSIONAL DESIGN FIRM NO. 184-003023  
 7100 N. TRAPP AVE. LINCOLNWOOD, ILLINOIS 60468  
 TEL. (847) 675-3000 FAX (847) 675-2187  
 e-mail: ps@profassoc.com  
 www.profassoc.com

## ALTA/NSPS LAND TITLE SURVEY

OF



VICINITY MAP



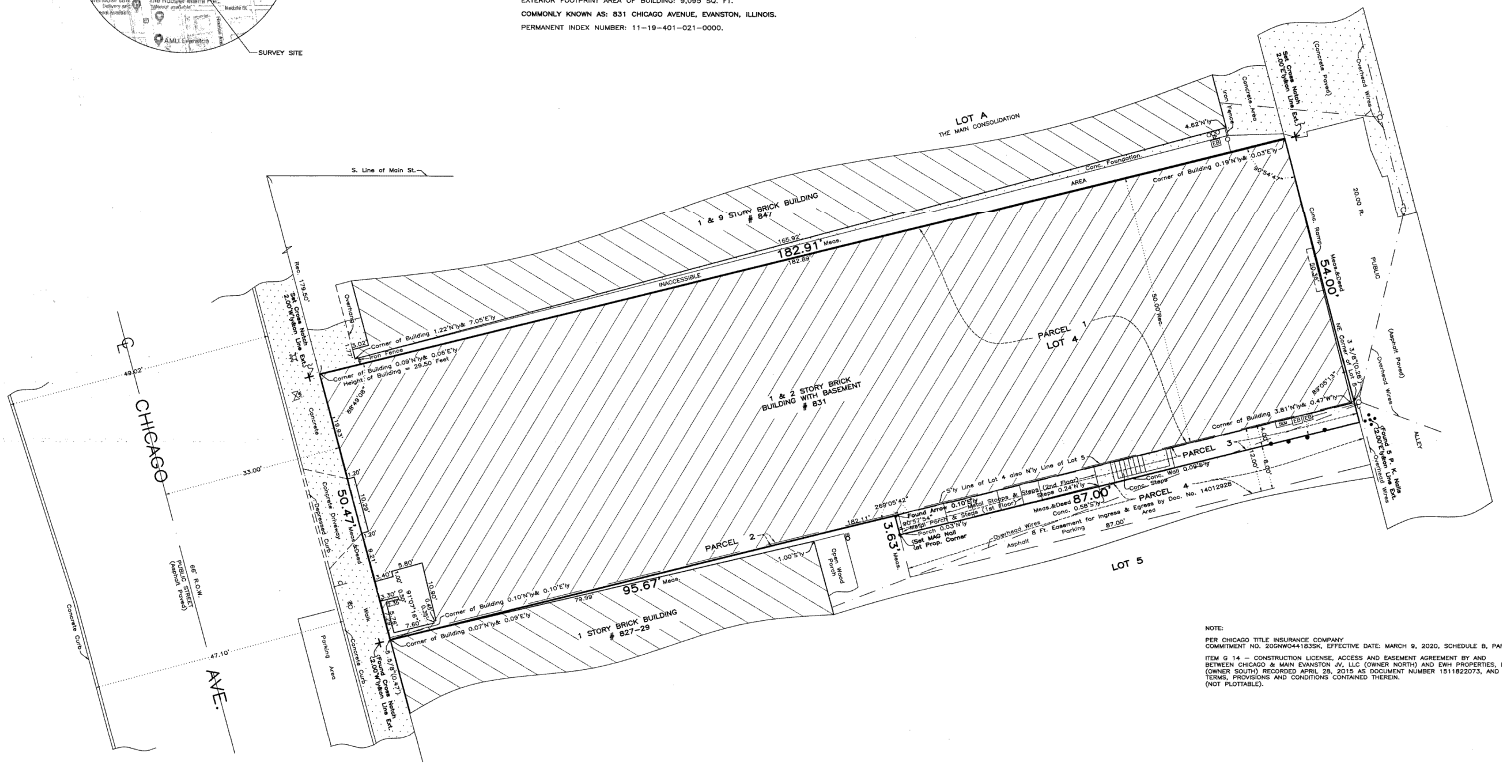
PARCEL 1: THE SOUTHWEST 1/4 SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 5 IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE NORTH QUARTER OF THE SOUTHWEST 1/4 SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE BEGINNING ON THE WEST LINE OF SAID LOT 5, 5/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT, AND NORTHWEST CORNER OF SAID LOT 5, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTHERLY 4 FEET OF THE EASTERLY 87 FEET OF LOT 5 IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE NORTH QUARTER OF THE SOUTHWEST 1/4 SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE SOUTHERLY 8 FEET OF THE NORTHERLY 13 FEET OF THE EASTERLY 87 FEET OF LOT 5 IN BLOCK 11 APPLICABLE FOR THE USE AND BENEFIT OF PARCEL 3 OF SAID 4 FOOT STRIP AS ESTABLISHED BY THE DEED IN TRUST FROM GLORIA A. FRASSAS TO CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE, DATED JANUARY 28, 1947 AND RECORDED MARCH 13, 1947 AS DOCUMENT 14012928.

LAND TOTAL AREA: 9,526 SQ. FT. = 0.219 ACRE.  
 EXTERIOR FOOTPRINT AREA OF BUILDING: 9,095 SQ. FT.  
 COMMONLY KNOWN AS: 831 CHICAGO AVENUE, EVANSTON, ILLINOIS.  
 PERMANENT INDEX NUMBER: 11-19-401-021-0000.



BASE: CHICAGO TITLE INSURANCE COMPANY.  
 COMMITMENT NO. 2008041835C  
 EFFECTIVE DATE: MARCH 9, 2020.

LEGEND:

- UTILITY POLE
- WATER VALVE
- TRAFFIC SIGN
- FIRE HYDRANT
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PILE
- PARKING METER
- METAL POST
- DOWNPOUT

FLOOD CERTIFICATE:  
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF CITY OF EVANSTON, ILLINOIS DATED AUGUST 12, 2009, COMMUNITY PANEL NUMBER 13355C-5253, THIS PROPERTY IS IN A WINDUP FLOOD AREA AND IS DESIGNATED AS ZONE "X".  
 (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
 NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.



NOTE:  
 PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2008041835C, EFFECTIVE DATE: MARCH 9, 2020, SCHEDULE B, PART II: ITEM 9.14 - CONSTRUCTION LICENSE, ACCESS AND EASEMENT AGREEMENT BY AND BETWEEN CHICAGO & MAIN EVANSTON, LLC, OWNER NORTH AND DEW PROPERTIES, LLC (OWNER SOUTH) RECORDED APRIL 28, 2015 AS DOCUMENT NUMBER 1511822073, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (NOT PLOTTABLE).

NOTE:  
 THERE ARE NO SURFACE PARKING SPACES ON THIS PROPERTY.

TO:  
 CLARK FROELER  
 CHICAGO TITLE INSURANCE COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, COUNTY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 16, 2020.  
 DATE OF PLAN: April 23, 2020.  
 Kevin F. Donohue  
 I, PROF. LAND SURVEYOR NUMBER 035-02819 BY LICENSE EXPIRES NOVEMBER 30, 2020.  
 Drawn by: JR

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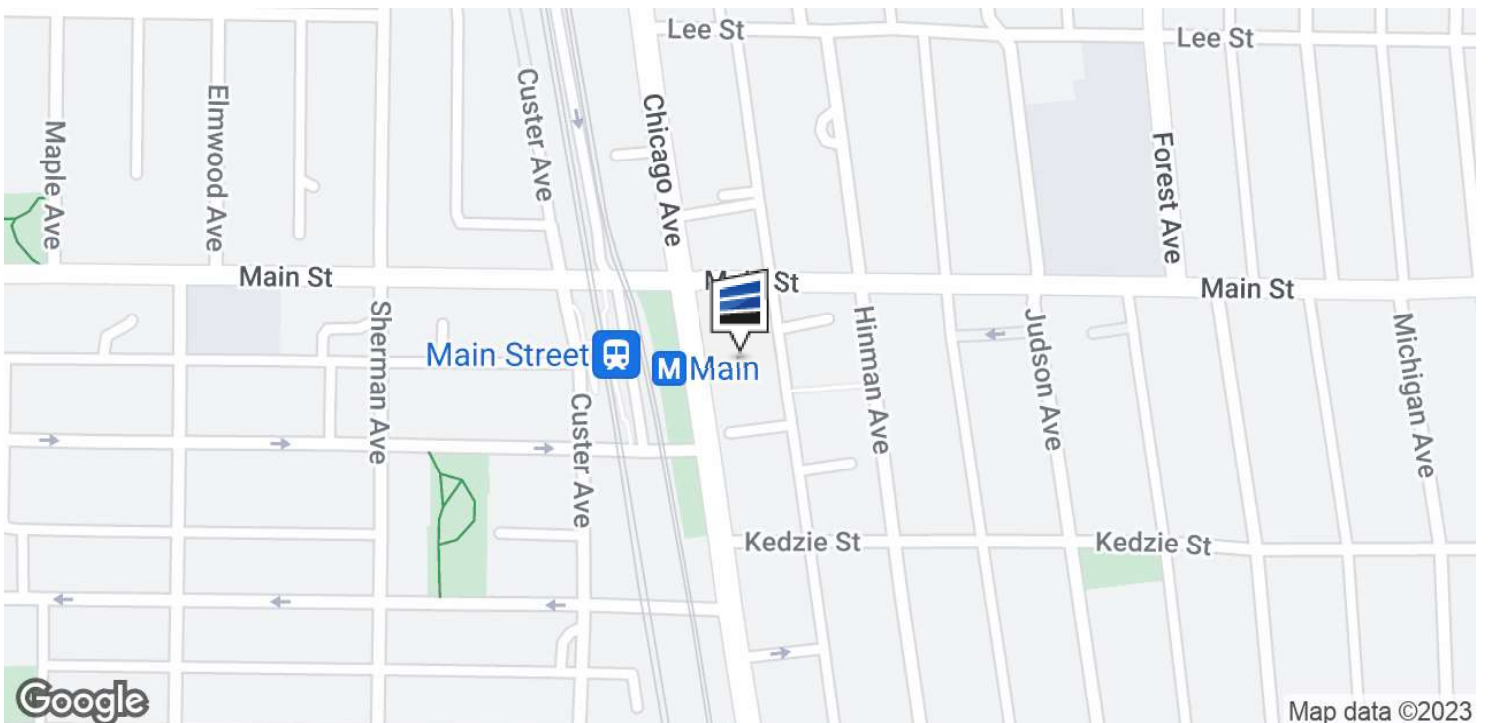
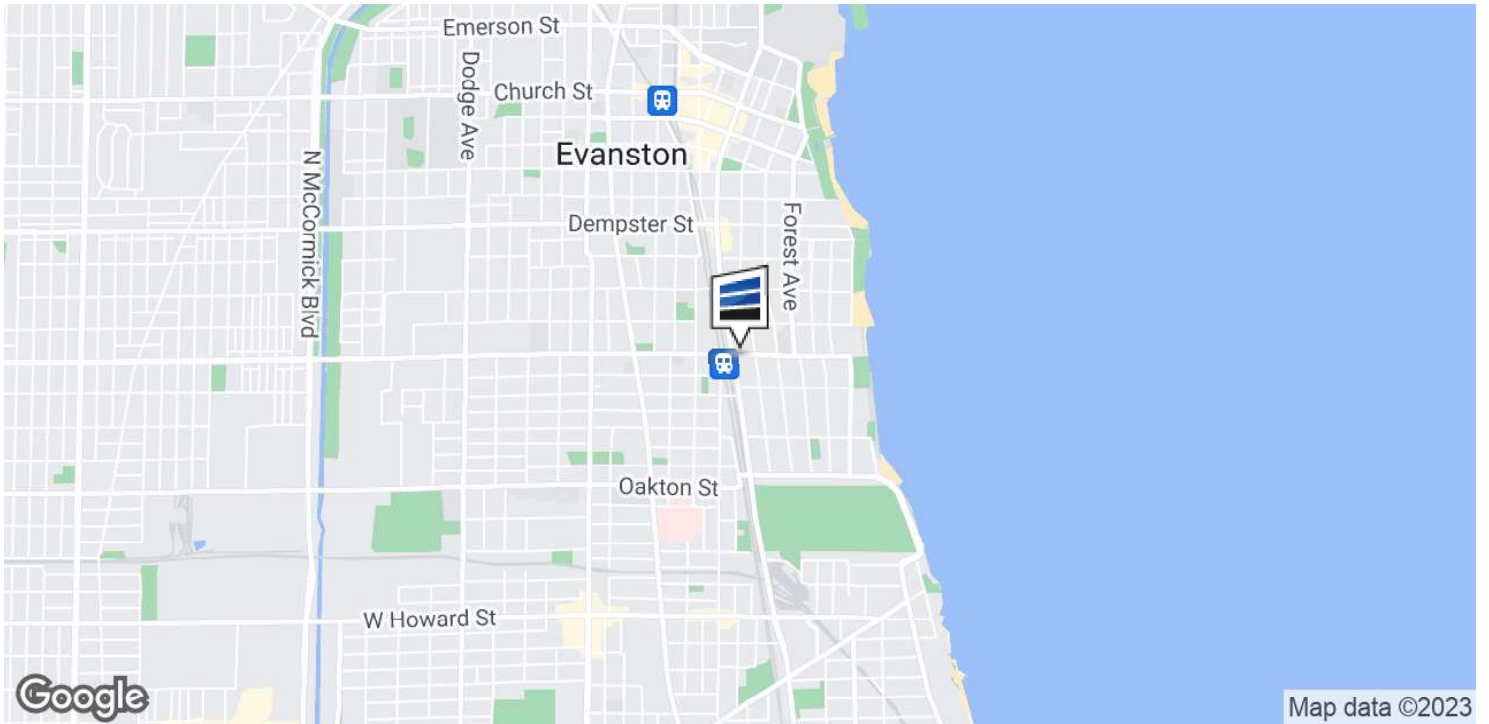
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# Location Maps



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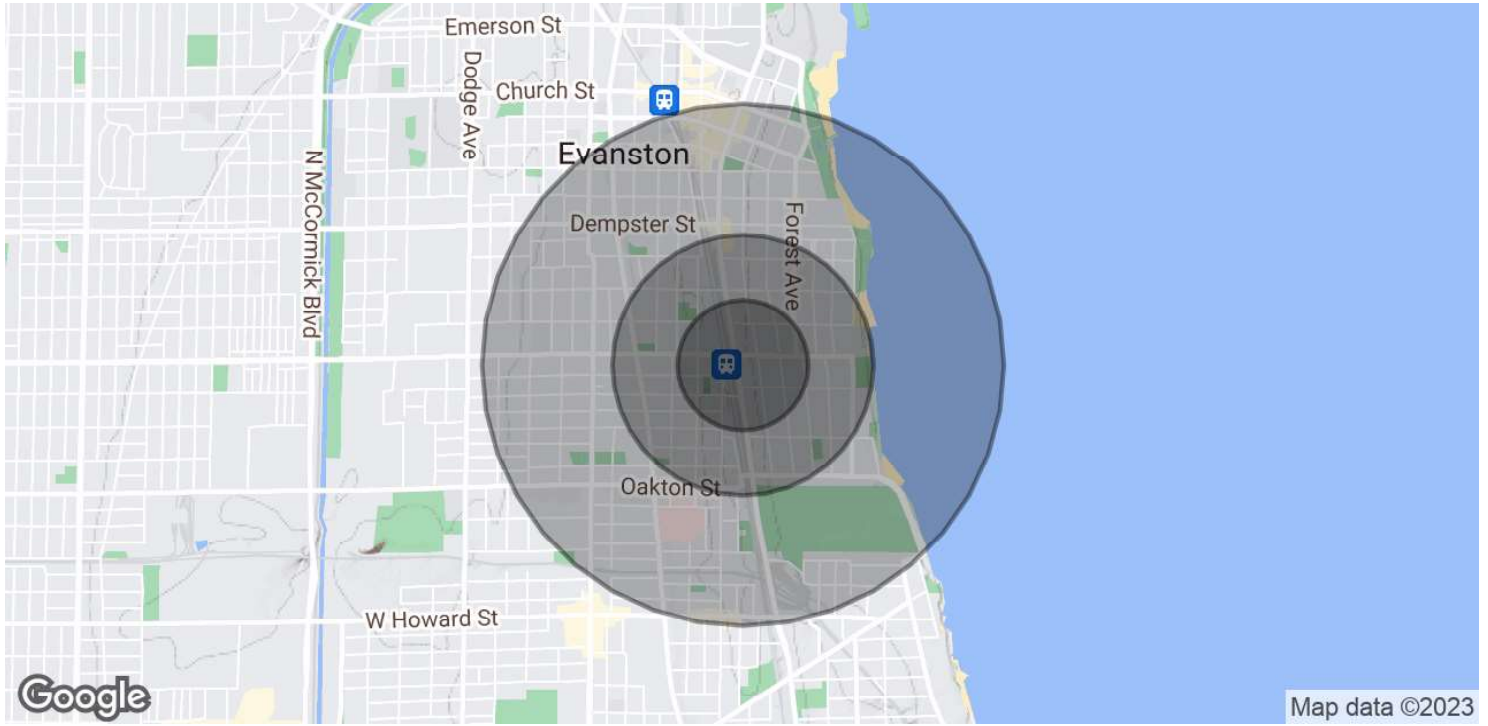
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# Demographics Map & Report



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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,524	11,144	33,870
Average Age	37.9	39.1	39.0
Average Age (Male)	37.1	38.4	38.6
Average Age (Female)	39.2	39.7	39.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,896	5,458	16,101
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$111,879	\$130,678	\$110,515
Average House Value	\$371,231	\$456,252	\$402,916

\* Demographic data derived from 2020 ACS - US Census

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# C1-C2\*



## Commercial Districts

(Zoning Ordinance Sections 6-10-2, 6-10-3, 6-10-4  
Updated August 2022)

\*See Title 6, Chapter 10 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.

### PURPOSE STATEMENTS

#### C1 Commercial District

Provide appropriate locations for contemporary shopping developments. Uses such as commercial strips and shopping centers, characterized by large parking areas and multiple tenants are encouraged. The C1 district will allow front yard parking, but only with appropriate boundary landscaping.

#### C1a Commercial District

Provide locations for the development of mixed-use buildings consisting of retail oriented and offices uses on the ground level and offices uses and/or residential dwellings located above as well as multi-family residential. Higher floor area ratio and building height are permitted in the C1a district to encourage this type of development.

#### C2 Commercial District

Provide suitable locations for general business and commercial activities including automobile/recreational vehicle sales and services and other similar establishments that, due to their inherent nature, may create substantial negative impacts when located close to residential areas.

### MINIMUM LOT SIZE

	C1	C1a	C2
Residential (square feet/dwelling unit)	No requirement	350	No requirement
Nonresidential	No requirement		

### MINIMUM LOT WIDTH

	C1	C1a	C2
Uses within shopping center	100 ft.	150 ft.	No requirement
Uses not incorporated within shopping center	No requirement		

### MAXIMUM BUILDING HEIGHT

	C1	C1a	C2
Feet	45	67	45

### MAXIMUM FLOOR AREA RATIO

	C1	C1a	C2
FAR	1.0	4.0	1.0

### YARD SETBACK REQUIREMENTS

Principal Structure	C1	C1a	C2	
Front	All	None		
Street Side	All	5 ft.	None	5 ft.
Interior Side, Abutting	Residential district	15 ft.		
	Nonresidential district	5 ft.	See end note <sup>1</sup>	5 ft.
Rear, Abutting	Residential District	15 ft.	10 ft.	15 ft.
	Nonresidential district	None		

Parking Setbacks	C1	C1a	C2
Front	All	See end note <sup>2</sup>	
Street Side	All	5 ft.	
Interior Side, Abutting	Residential district	10 ft.	
	Nonresidential district	5 ft.	
Rear, Abutting	Residential district	10 ft.	
	Nonresidential district	None	


### SPECIAL PARKING REGULATIONS

Enclosed parking and appurtenant areas must be setback 20 feet from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for vehicle ventilation may be visible from abutting streets.

**PERMITTED, SPECIAL, AND ADMINISTRATIVE REVIEW USES**

	C1	C1a	C2
Administrative review uses – Section 6-3-5-16.B	S	S	S
Animal hospital	S	S	S
Aquaponics	S	S	S
Assisted living facility		S	
Automobile and recreational vehicle sales and/or rental			P
Automotive body repair establishment			S
Automobile repair service establishment	S		P
Automobile service station	S		P
Banquet hall	S	S	S
Brew pub	P	P	P
Business or vocational school	P	P	P
Cannabis craft grower	S	S	S
Cannabis dispensary	S	S	S
Cannabis infuser	S	S	S
Cannabis transporter	S	S	S
Car wash	S		S
Caterer	P	P	P
Commercial indoor recreation	P	P	P
Commercial outdoor recreation	S	S	P
Commercial parking garage			S
Commercial parking lot			S
Commercial shopping center	P	P	P
Convenience store	S	S	S
Craft alcohol production facility	S	S	S
Cultural facility	P	P	P
Daycare center – adult and child	S	S	S
Daycare center – domestic animal	S		S
Drive-through facility <sup>3</sup>	S		S
Drive-through facility <sup>8</sup>		S	
Dwellings <sup>4</sup>		P	
Dwelling – Multiple-family		S	
Educational institution, private or public	P	P	P
Financial institution	P	P	P
Food store establishment	P	S	P
Food store establishment <sup>5</sup>		P	
Funeral services excluding on-site cremation	S	S	P
Government institution	P	P	P
Hotel	S	P	S
Independent living facility		S	
Kennel	S		S
Live-work units – per Section 6-4-13	P	P	P

	C1	C1a	C2
Long-term care facility		S	
Media broadcasting station	S	S	S
Membership organization	S	S	S
Micro-Distillery	S	S	S
Neighborhood garden	P	P	P
Office	P	P <sup>6</sup>	P
Office (at the ground floor)		AR	
Open sales lot	S	S	S
Payday loan or consumer loan establishment			S
Planned development	S	S	S
Public utility	P	P	P
Recording studio	P	S	P
Religious institution	P	P	P
Resale establishment	S	S	S
Residential care home – Category I <sup>6</sup> and Category II		S	
Restaurant – Type 1	P	P	P
Restaurant – Type 2	AR	AR	AR
Retail goods and services establishment	P	P	P
Retirement hotel		S	
Sheltered care home		S	
Tattoo and body art establishment – per Section 6-4-12	S	S	S
Trade contractor	S <sup>7</sup>		P <sup>7</sup>
Transitional shelter – per Section 6-3-5-11		S	
Urban Farm, rooftop	S	S	S
Wholesale goods establishment	S	S	P

P = Permitted Use    AR = Administrative Review Use  
 S = Special Use     Not permitted, not eligible Special Use or Administrative Review Use

- 1 No setback requirement for buildings less than 25 feet in height above grade; 5-foot setback required for building taller than 25 feet above grade.
- 2 Parking and landscape setbacks subject to site plan review.
- 3 Accessory or principle.
- 4 Except that between Lee Street and Kedzie Street, dwellings are permitted above the ground floor only.
- 5 With hours of operation between 6:00 a.m. and 12 midnight.
- 6 When located above the ground floor.
- 7 Provided there is no outdoor storage.
- 8 Accessory only.

Community Development Dept. – Zoning Office  
 2100 Ridge Ave., Evanston, IL 60201  
 E: zoning@cityofevanston.org  
 P: 847-448-4311  
 P: 847-448-8155  
 www.cityofevanston.org/zoning

## ROSS GOLDSTEIN

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### Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on his entrepreneurial path by starting, managing and growing The International Gourmet Company and gifter.com. These companies offered gifting and business premium services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year as a broker, he was awarded Salesman of the Year at Hallmark & Johnson Properties. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community (<http://www.evanstonfoodexchange.com/>). He also serves as a facilitator and active participant in The Mankind Project, a worldwide organization seeking to improve the world one man at a time (<http://mankindproject.org/>).

Goldstein was born and raised in Dallas, Texas, earned his degree in Economics from the University of California at Los Angeles and currently enjoys living in Evanston, IL with his wife Anya.

### Memberships & Affiliations

Chicago Association of Realtors  
Licensed Illinois Business Broker

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# Ross Goldstein - Closed Transactions



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Retail					
Address	City	Price Sold	Represented	Size	
851 W. Belmont Avenue	Chicago	\$2,800,000	Seller	15,000sf	
855 W. Higgins Avenue	Schaumburg	1,600,000	Seller	14,000 sf	
4732-44 W. Peterson Avenue	Chicago	1,500,000	Buyer & Seller	16,000sf	
1615 Oak Street	Evanston	1,320,000	Seller	8,400 sf	
4901 Oakton Street	Skokie	620,000	Seller	4,000 sf	
6517 N. Lincoln Avenue	Lincolnwood	400,000	Seller	13,000 sf	
5030 W. Lawrence Avenue	Chicago	370,000	Seller	7,400 sf	
4443 W. Oakton Street	Skokie	338,000	Seller	3,000 sf	
3040 N. Central Avenue	Chicago	275,000	Seller	3,000 sf	
1922 E. 71st Street	Chicago	260,000	Seller	3,000 sf	
865 Elmhurst Road	Des Plaines	250,000	Buyer & Seller	5,800 sf	
5409 W. Diversey Avenue	Chicago	215,000	Seller	4,500 sf	
2407 E. 79th Street	Chicago	200,000	Buyer & Seller	2,500 sf	
1628 N. Pulaski Road	Chicago	120,000	Buyer & Seller	3,000 sf	
1909 Howard Street	Evanston		Tenant & Landlord	2,100sf	
4917 Oakton Street	Skokie		Tenant	2,000 sf	
716 Main Street	Evanston		Landlord	1,200sf	
4403 N. Broadway	Chicago		Landlord	1,200 sf	

Office					
Address	City	Price Sold	Represented	Size	
3420 W. Peterson Avenue	Chicago	\$750,000	Seller	5,100 sf	
7124 W. Touhy Avenue	Niles	560,000	Seller	3,000 sf	
4520 W. Lawrence Avenue	Chicago	429,000	Seller	3,000 sf	
900 N. Franklin Street	Chicago		Tenant	2,500 sf	
250 S. Northwest Highway	Park Ridge		Tenant	6,700 sf	

Mixed-Use					
Address	City	Price Sold	Represented	Size	
1001 Davis Street	Evanston	\$2,550,000	Buyer & Seller	17,000 sf	
9101 S. Ashland Avenue	Chicago	972,000	Seller	29,000 sf	
5120 W. Grand Avenue	Chicago	957,500	Seller	21,500 sf	
1610 Maple Avenue	Evanston	755,000	Buyer & Seller	9,000 sf	

Industrial					
Address	City	Price Sold	Represented	Size	
246 Woodwork Road	Palatine	\$640,000	Seller	12,000 sf	
5620 W. Howard Street	Skokie	630,000	Seller	4,100 sf	
2141 Foster Avenue	Wheeling	350,000	Buyer	10,000 sf	
4551 W. Diversey Street	Chicago	237,500	Buyer & Seller	5,300 sf	
2627 N. Kildare Avenue	Chicago		Tenant & Landlord	8,500sf	
8220 N. Lehigh Avenue	Morton Grove		Tenant	14,000 sf	

Multi-Family					
Address	City	Price Sold	Represented	Size	
4850 S. Drexel Boulevard	Chicago	\$2,440,000	Buyer & Seller	42 units	
3821 N. Monticello Avenue	Chicago	822,500	Seller	9 units	
3336 N. Laramie Avenue	Chicago	770,000	Seller	10 units	
1248 W. 83rd Street	Chicago	700,000	Seller	12 units	
448 E. 80th Street	Chicago	675,000	Seller	13 units	
1448 W. 83rd Street	Chicago	640,000	Seller	12 units	
541 E. 80th Street	Chicago	540,000	Seller	9 units	
8155 S. Marshfield Avenue	Chicago	450,000	Buyer & Seller	18 units	

Land					
Address	City	Price Sold	Represented	Size	
1302 S. 54th Avenue	Cicero	\$338,000	Buyer	56,800sf	
1047 W. Garfield Street	Oak Park	200,000	Buyer & Seller	6,650sf	
26 S. Chestnut Avenue	Arlington Heights	200,000	Buyer	8,700sf	

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