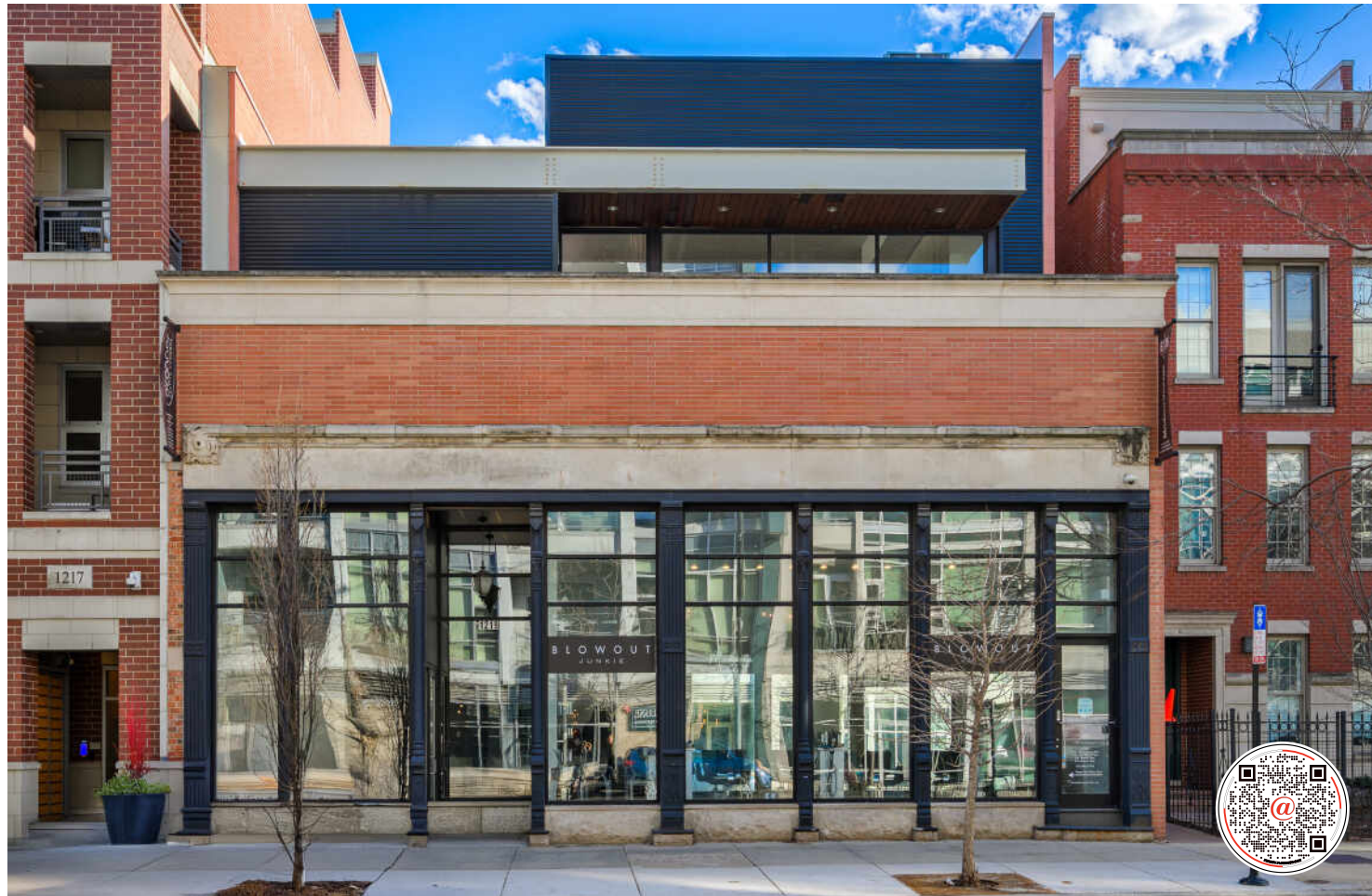


1219 W MADISON STREET

NEAR WEST SIDE

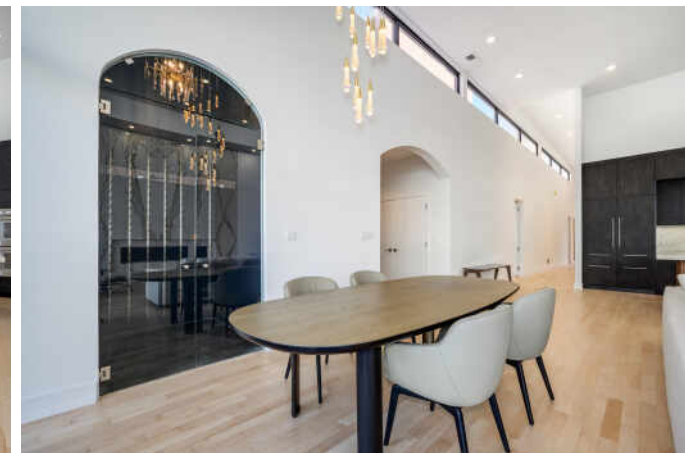


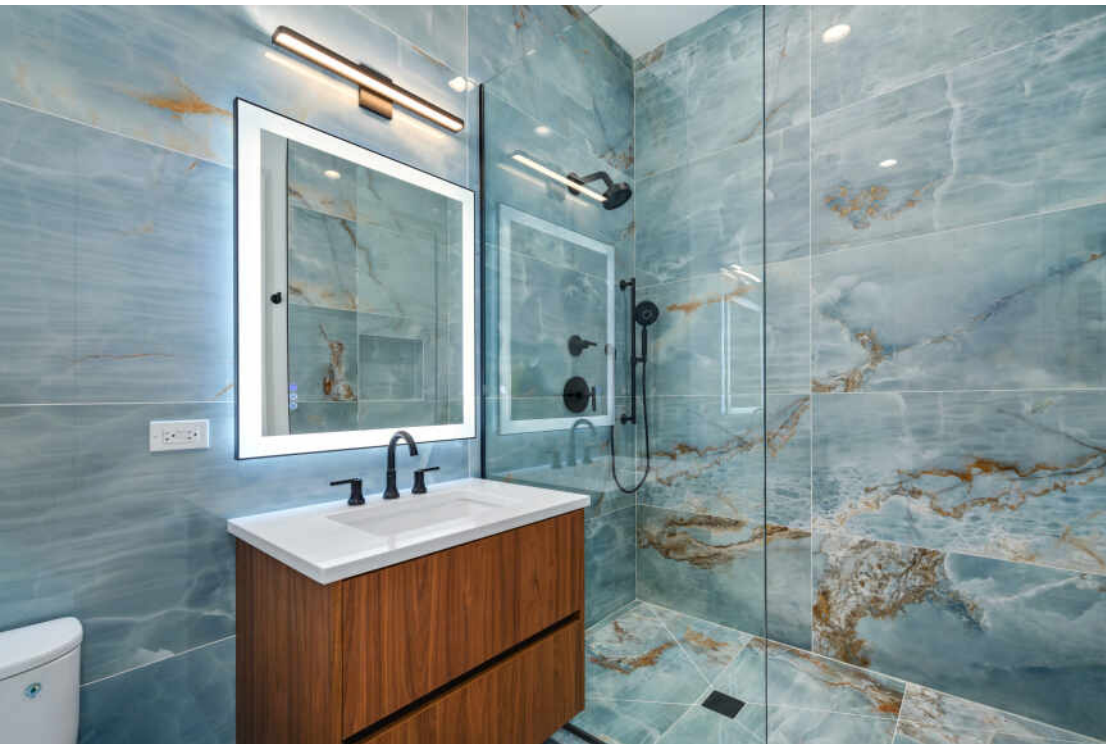


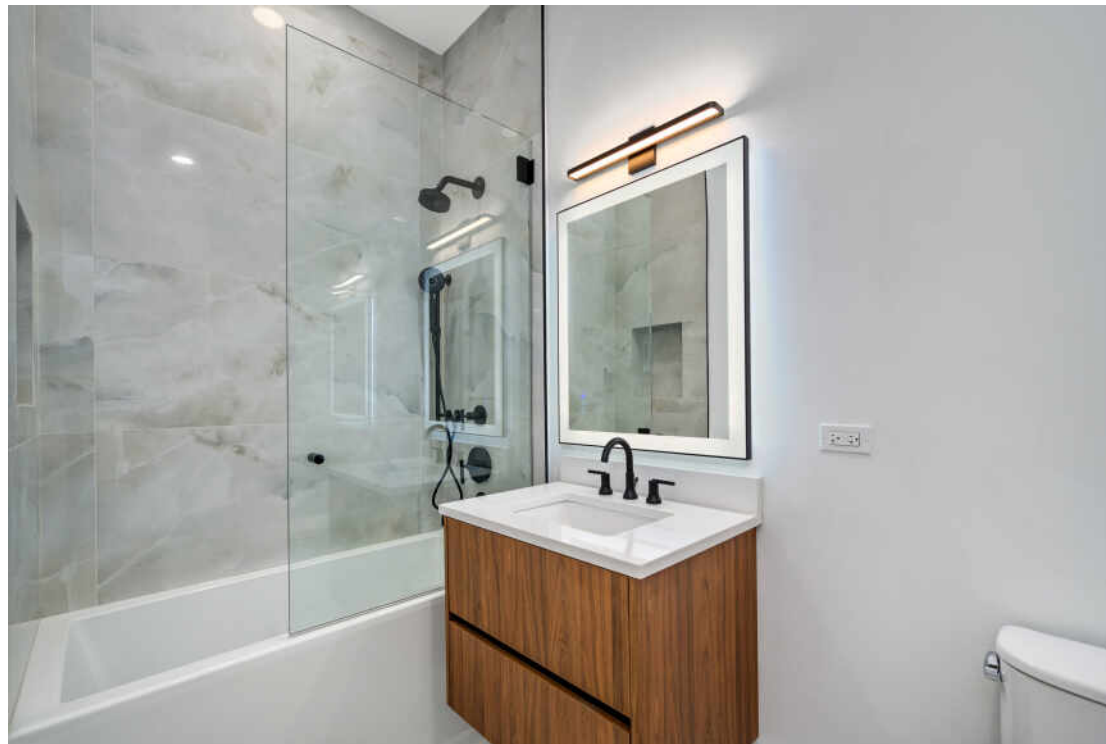
3 BEDROOM
3.5 BATH
TAXES: \$65,830

EXQUISITE WEST LOOP LIVE/WORK BUILDING IN IT'S ENTIRETY WITH 9 SECURE PARKING SPACES CAN NOW BE YOURS! This luxurious 8,490+ sq. ft. live/work property, perfectly situated in the highly sought-after West Loop neighborhood. The second floor of this property has been completely gutted and reimagined to offer an extraordinary living and working experience, seamlessly blending opulent residential comfort with a dynamic professional space that is waiting to be built to suit. Ascend via your private elevator to discover a meticulously designed, 4,000 sq. ft. 3-bedroom, 3.5-bath residence with soaring 17-foot ceilings. Every detail of this expansive unit exudes elegance and modernity. The stunning great room seamlessly connects to a grand private terrace. High-end finishes, designer fixtures, and smart home technology elevate the living experience to an entirely new level. The versatile first level presents a unique build-to-suit opportunity, ideal for professionals, entrepreneurs, and creatives seeking a bespoke workspace. This expansive 4,000 sq. ft. area, boasting soaring 17.5-foot ceilings, offers limitless potential such as establishing an elegant gallery with ample space to display prized artwork, host unforgettable gatherings with a spacious interior and an inviting courtyard for outdoor mingling. Perfect for professional and hobbyists alike, this home offers the ideal blend of work and play in a setting that fuels creativity. Additionally, this exceptional property includes 9 private parking spaces, a rare and invaluable asset in the heart of the city. The parking lot presents a prime opportunity for additional development, allowing the new owner to further enhance this remarkable space. Whether you seek an upscale residential haven, a dynamic professional environment, or a combination of both, this West Loop masterpiece delivers on every level.

- First floor build to suit 4000 square foot soundproof commercial space with 17.5" ceiling
- Basement 4000 square foot storage or build out potential
- Private elevator to second floor 4000 square foot, high-end luxury 3bed 3.5bath condo with 490 square foot terrace smart home with 17" ceiling
- Courtyard
- Secure parking lot with 9 parking spaces and potential to develop





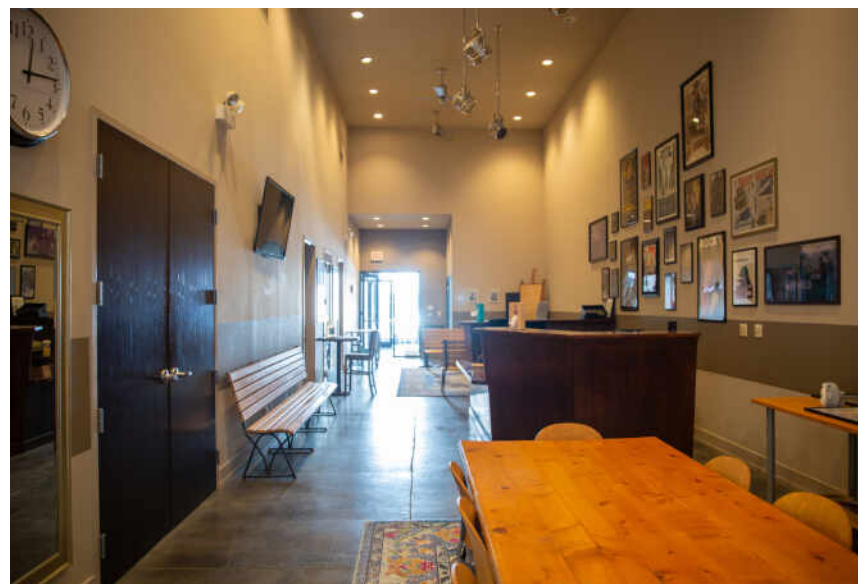
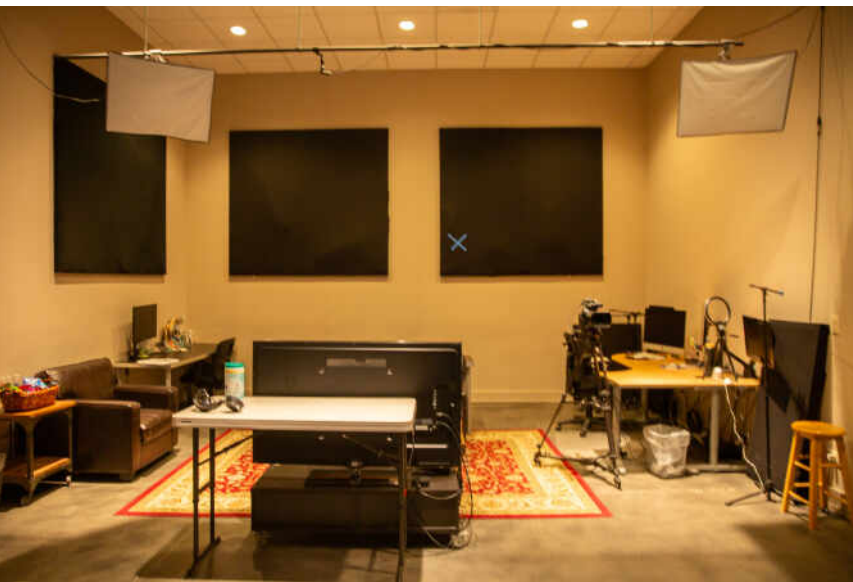






FLOOR PLAN CREATED BY CURBEK&H WITH MEASUREMENTS DERIVED FROM AERIAL PHOTOGRAPHY. NOT GUARANTEED.





NOTES



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JOVANKA CORAZZINA
LUXURY



All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

