



COMPASS

# For Sale

526 WESTERN AVE  
CHICAGO, IL 60612

\$1,399,000



**Tim Lorimer**



Lic. R.E. Broker  
M: 630.546.0254  
tim@themlpg.com  
www.themlpg.com



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# EXECUTIVE SUMMARY

Renovated and re-imagined in 2024, this 10,500-square-foot brick and heavy timber flex building offers a modernized and adaptable space in one of Chicago's most vibrant neighborhoods. Positioned along the bustling and highly visible Western Avenue corridor at the nexus of West Town and the Kinzie Corridor, the property combines historic character with contemporary enhancements, creating an exceptional opportunity for owner-users or investors.

The ground floor features 8,220 square feet of open warehouse space, boasting one drive-in-door: 11'2"H x 9'W, 75 feet of prime street frontage, and an abundance of natural light—perfect for seamless operations and a variety of commercial uses.

Recently renovated, the second floor spans approximately 2,280 square feet and offers a blank canvas for customization, ideal for private offices or creative workspaces. With C1-2 zoning in place, the property offers significant redevelopment potential, including up to eight residential units with ground-floor commercial space. Updated in 2023 with a new TPO roof, tuckpointing, HVAC and distribution, second floor cosmetic upgrades.

Situated along a major transit corridor and just steps from the Western Metra Station, the site qualifies for Transit Oriented Development (TOD), adding to its flexibility and broad appeal. Additionally, 526 N. Western Avenue offers seamless connectivity with its strategic location near downtown, major highways, and public transit options. Surrounded by thriving developments and featuring a versatile layout, this property presents a rare opportunity—whether you're looking to establish a headquarters, expand your portfolio, or pursue a transformative redevelopment project.

























# PROPERTY OVERVIEW



## PROPERTY DETAILS

Address	526 N Western Ave, Chicago, IL 60612
Property PIN	16-12-218-014-0000
Asking Price	\$1,399,000
Total Land Area	8,220 Sq. Ft.
Total Building Area	Approx. 10,500 Sq. Ft.
Zoning	C1-2 / 2.20
Ward	36 (Gilbert Villegas)
Year Built	1921
Construction	Brick & Heavy Timber
Stories	2 Stories



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# BUILDING SPECIFICATIONS



Total Building Area	Approx. 10,500 Sq. Ft Ground Floor: 8,220 Sq. Ft: Warehouse Second Floor: 2,280 Sq. Ft: Office
Frontage	75' Along Western Avenue
Warehouse Ceiling Height	10' to 12'9" floor to ceiling
Warehouse Clear Height	10' underside of support beams
Office Ceiling Height	9' to 10'
Loading	One (1) Drive-in-Door: 11'2" H x 9' W
Power	800 amps / 240 Volts / 3 Phase
Roof Age	2 Year Old TPO Roof
Mechanicals	(3) 5-ton Furnace Units
2023 Taxes	\$39,116.73
Property Tax Class	5-93: Industrial Building
FAR	2.20
TOD Eligibility	Yes / Western Ave Bus Corridor and Western Ave Metra Station
Community Area	West Town
Neighborhood	Smith Park



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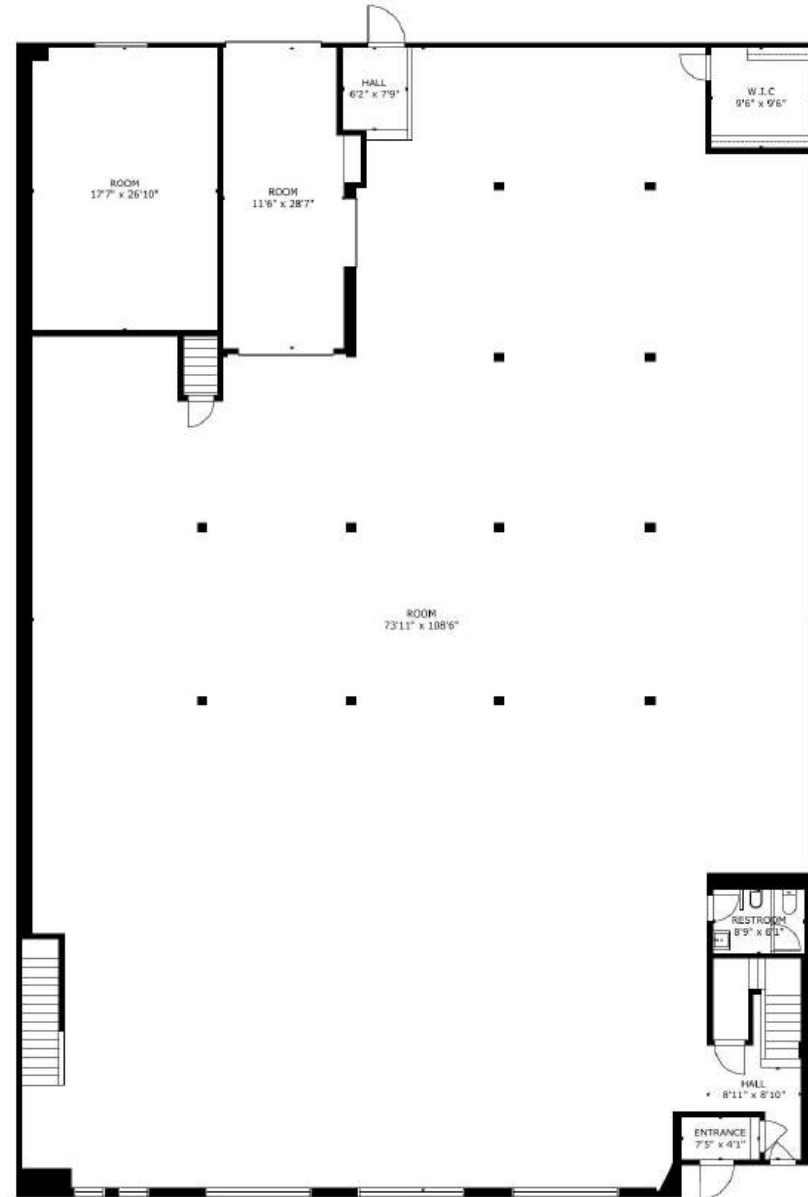






# FLOOR PLANS

MAIN FLOOR | 8,220 SQ. FT.



GROSS INTERNAL AREA  
TOTAL: 10,587 sq ft  
LOWER FLOOR: 492 sq ft, MAIN FLOOR: 7,949 sq ft  
UPPER LEVEL 1: 2,146 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

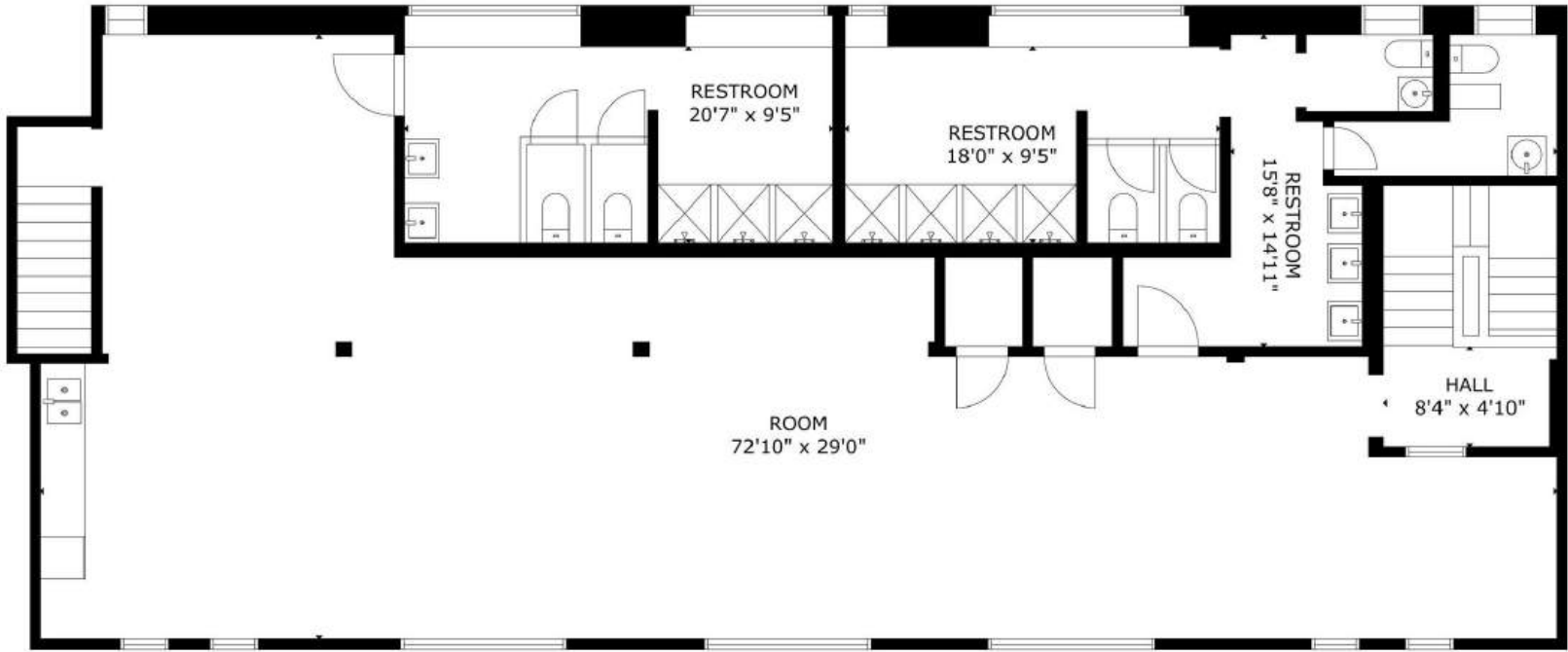


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# FLOOR PLANS

SECOND FLOOR | 2,280 SQ. FT.



GROSS INTERNAL AREA  
TOTAL: 10,587 sq ft  
LOWER FLOOR: 492 sq ft, MAIN FLOOR: 7,949 sq ft  
UPPER LEVEL 1: 2,146 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

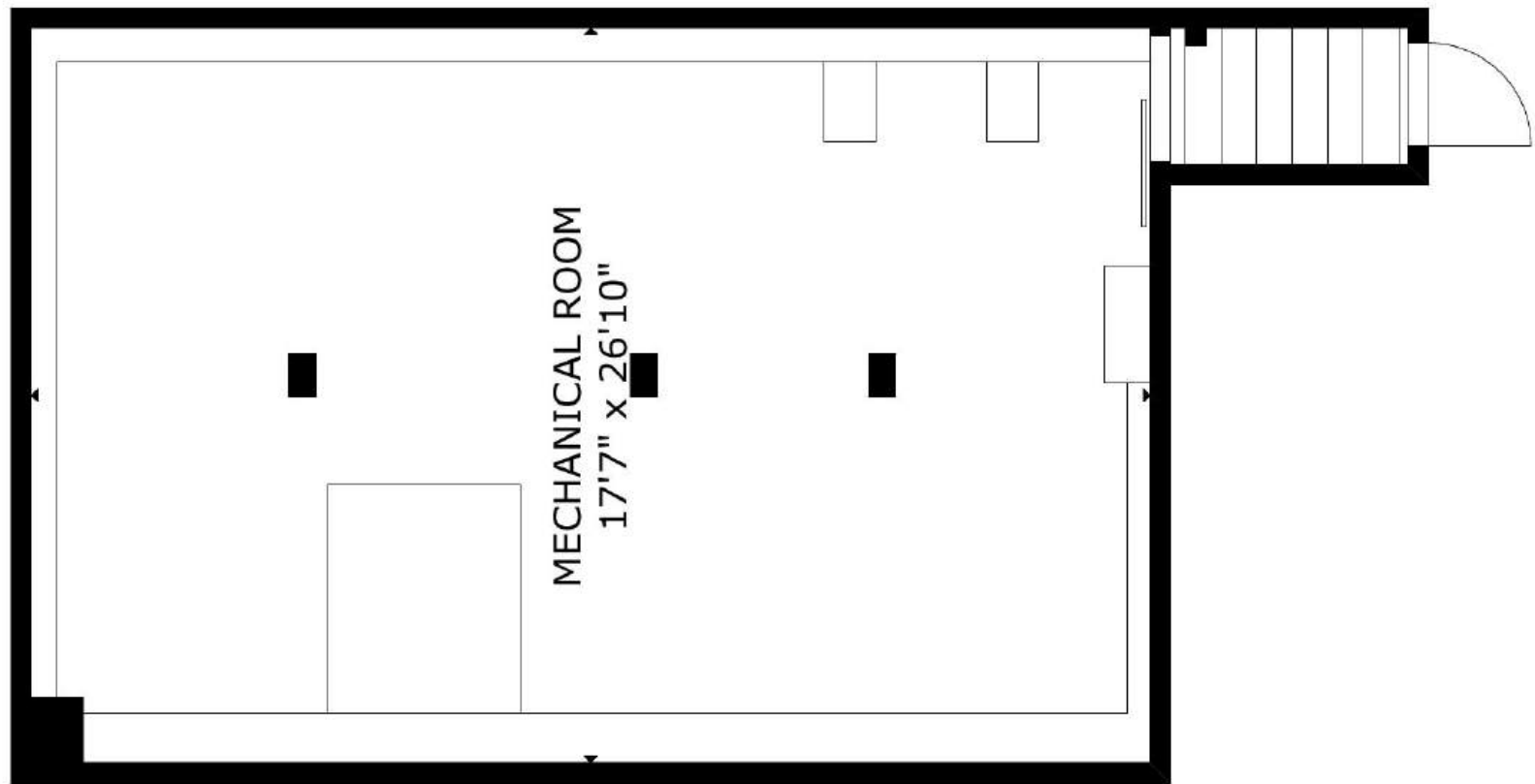
UPPER LEVEL 1

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# FLOOR PLANS

MECHANICAL ROOM | 492 SQ. FT.

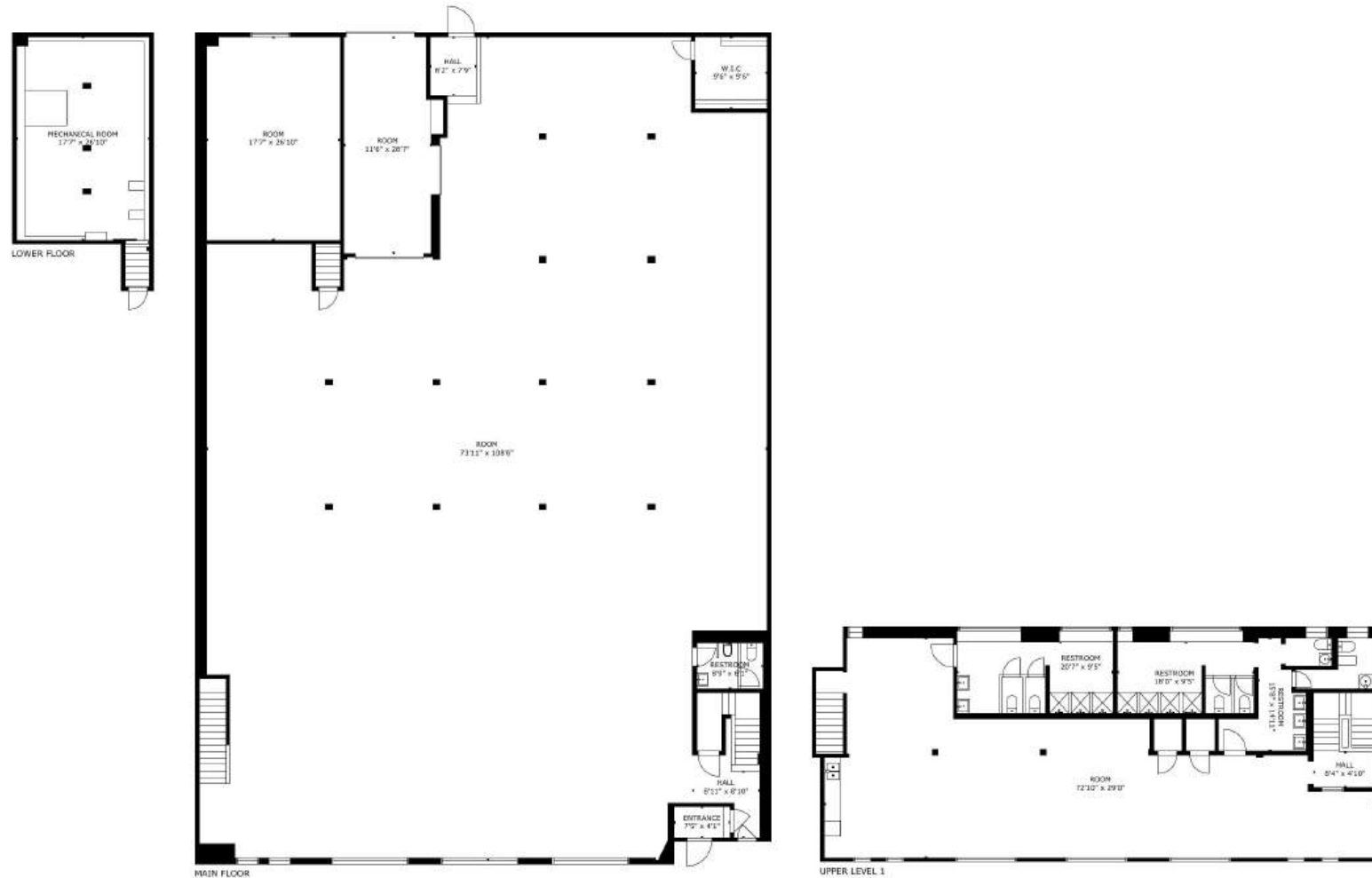


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# ENTIRE FLOOR PLAN

MAIN FLOOR | 8,220 SQ. FT. / SECOND FLOOR | 2,280 SQ. FT.



GROSS INTERNAL AREA  
TOTAL: 10,587 sq ft  
LOWER FLOOR: 492 sq ft, MAIN FLOOR: 7,949 sq ft  
UPPER LEVEL 1: 2,146 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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# COMPS



**406 N WOOD STREET**

Closed Price	\$1,850,000
Closed Date	11/04/2021
Property Type	Industrial
Sub Type	Manufacturing
Building Sq. Ft.	10,875
Acreage	0.2174
Zoning Code	PMD-4
Year Built	1920



**1850 W GRAND AVE**

Closed Price	\$1,700,000
Closed Date	03/03/2022
Property Type	Industrial
Sub Type	Flex
Building Sq. Ft.	9,200
Acreage	0.5500
Zoning Code	M1-2
Year Built	1912



**2224 W GRAND AVE**

Closed Price	\$1,550,000
Closed Date	10/03/202
Property Type	Industrial
Sub Type	Manufacturing
Building Sq. Ft.	10,833
Acreage	0.0553
Zoning Code	C2-2
Year Built	1967

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# AREA MAP





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Broker / Founder The MLPG

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**MANDILE+LORIMER**

PROPERTY GROUP

AVAILABLE  
TIM LORIMER - 630.546.0254