

For Sale
5-Building Assemblage

1801 - 1839 W Carroll Ave
Chicago IL





1801 - 1839 W Carroll Ave | Chicago, IL

Colliers is pleased to present a one-of-a-kind opportunity to purchase a 5-building assemblage in one of Chicago's hottest submarkets.

This rare opportunity of scale is situated in a fast-growing neighborhood that continues to shatter pricing records and usher in innovative and industry leading companies such as Google, McDonalds Global, Mondelez International, Ernst & Young, and consumer product giant Herman Miller. From established corporate and professional services, to early growth-stage companies and creative firms, the ongoing activity continues to validate the area as the place to do business.

The appeal comes as no surprise as companies look to attract talent to the trendy neighborhood. Fulton Market and Randolph Row have long been home to some of the best dining experiences in Chicago. Now, a diverse mix of breweries, bars, upscale hotels and clubs like Soho House, the Hoxton, Nobu, Alinea Group, and Goose Island brewery, cement the area as the place to live, work, and play.

Join in on the action. With over 1,500,000 SF of office, multi-family, and retail development under construction and more than 10,000,000 SF of proposed development plans in the pipeline, the area shows no signs of stopping now.

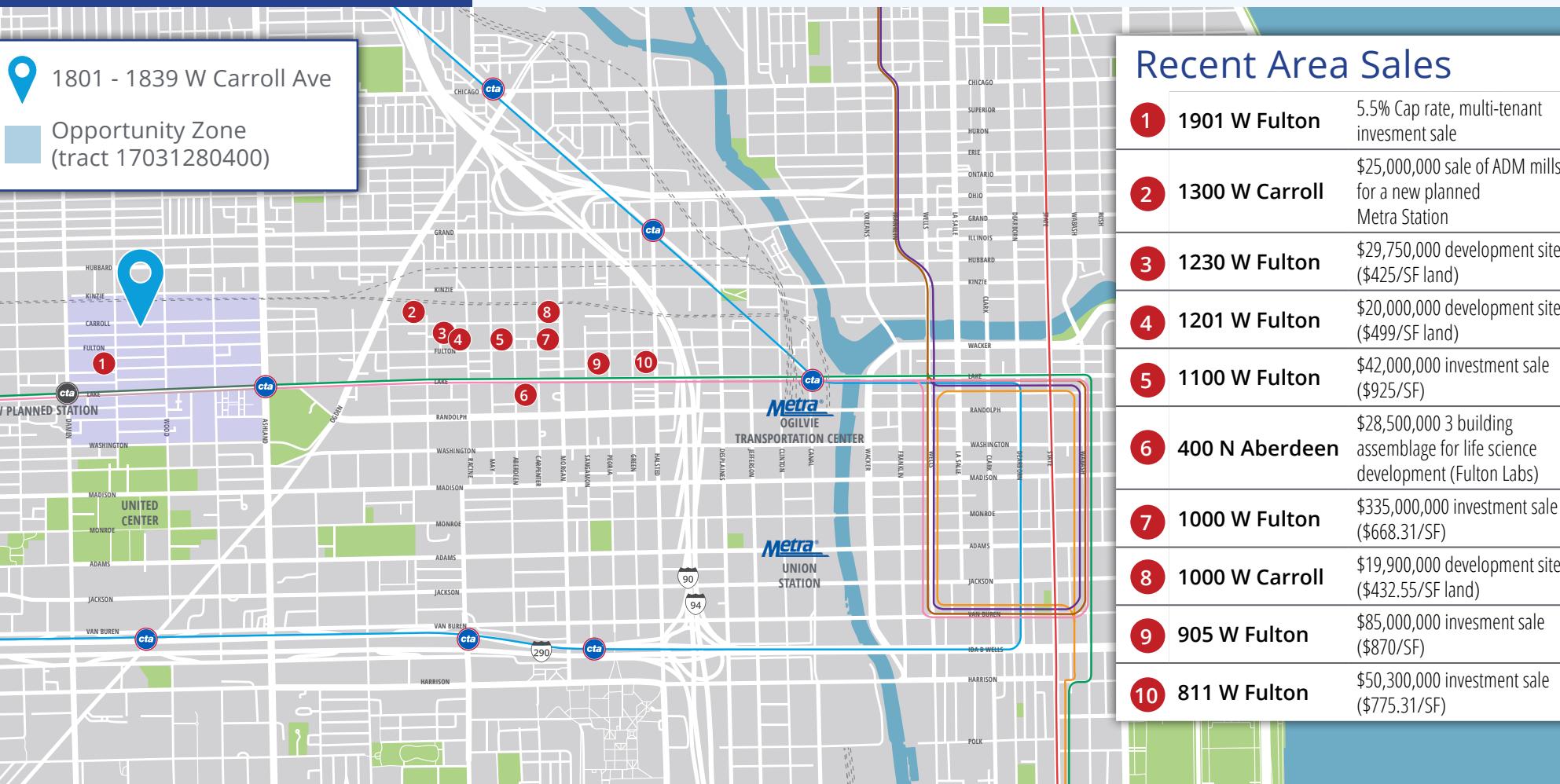
- Assemblage Size**
62,500 SF
- Land Area**
One (1) acre
- Zoning**
PMD-4A
- Taxes (2019)**
\$35,987.21
- Subject-to-Offer**

Advantages

- Located in a TIF district and one of Chicago's most desirable Opportunity Zones
- 6b eligible for new construction
- Excellent access to labor, transportation and amenities

Details

PARCEL	Real Estate Tax PIN	ADDRESS	DESCRIPTION	ROOF
25 & 26	17-07-405-010-0000	1801 - 1809 W Carroll	Single-story metal/corrugated	Corrugated
27	17-07-405-009-0000	1811 - 1815 W Carroll	Single-story brick	Asphalt 2007
28	17-07-405-008-0000	1817 - 1821 W Carroll	Two-story brick	Asphalt 2008
29 & 30	17-07-405-007-0000	1823 - 1835 W Carroll	Two-story brick	Asphalt 2007
31	17-07-405-006-0000	1837 - 1839 W Carroll	Single-story brick	Asphalt unknown



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For more information, please contact

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