

WEST LOOP BUILDING FOR SALE

1140 W Washington Blvd / Chicago, IL

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COMMERCIAL



BEAUTIFUL BOW TRUSS BUILDING FOR SALE

PROPERTY OVERVIEW

An incredible opportunity awaits with its beautiful Bow Truss architecture and open space that allows for a wide variety of opportunity. This 5,000 SF building sits along Washington Blvd in the West Loop and is in the heart of the booming West Loop/Fulton Market neighborhood. The parcel is 50'x100' and is zoned Dx-3.

PROPERTY HIGHLIGHTS

- Beautiful Bow Truss
- Building size: 5,000 SF
- 14' ceiling height
- Partial build out
- Lot size: 50'x100'
- Zoned Dx-3
- Alderman: Walter Burnett
- Occupancy: Will be delivered vacant

MIKE ROURKE

312.505.1610

mrouke@atproperties.com

 atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.



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survey

6310 N. Lincoln Ave.
Chicago, Illinois 60659

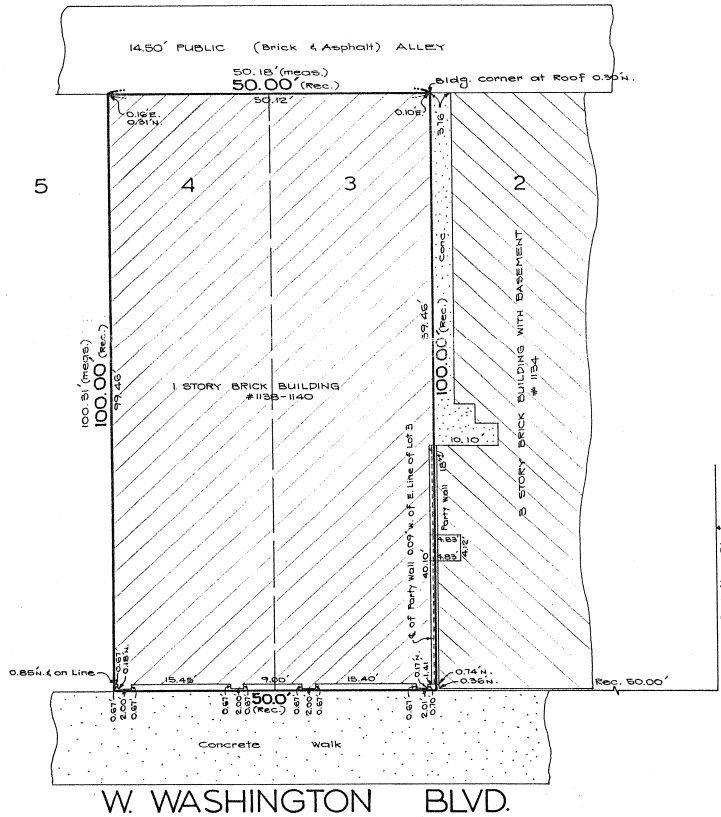
**PROFESSIONALS ASSOCIATED
CONSTRUCTION LAYOUT & SURVEY CO., LTD.**

(312) 267-1122

**Plat of Survey
OF**



LOT 3 AND 4 IN THE SUBDIVISION OF BLOCK 44 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CHECK (✓) IN BOX MEANS THIS SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 84-02951
Scale: 1 inch = 15 feet
Date AUGUST 3, 1984
Ordered by A. SCHMIDT
ATTORNEY AT LAW

BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED. YOUR

State of Illinois
County of Cook ss.

We, PROFESSIONALS ASSOCIATED, do hereby certify that we have located the building on the above property.

Loc. No. K. Peczkis
Date _____ REG. ILL. Land Surveyor



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

State of Illinois
County of Cook ss.

We, PROFESSIONALS ASSOCIATED, do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

K. Peczkis
REG. ILL. Land Surveyor



retail and traffic information

Few neighborhoods have undergone a transformation quite like the West Loop. What was once a meatpacking district has quickly become one of the hottest neighborhoods in Chicago – and it's shown no sign of slowing down. The West Loop is home to a thriving restaurant district on Randolph Street, where you'll find Michelin-starred favorites and celebrity chefs. But the dining scene doesn't end there. In fact, diners also enjoy an assortment of nearby restaurants in Greektown and Fulton Market.



demographics

	1 mile	3 mile	5 mile
2024 Estimated Population	60,669	475,971	1,007,012
2024 Estimated Households	34,265	251,799	478,101
2024 Estimated Average Household Income	\$176,343	\$168,213	\$143,804

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