

FOR SALE

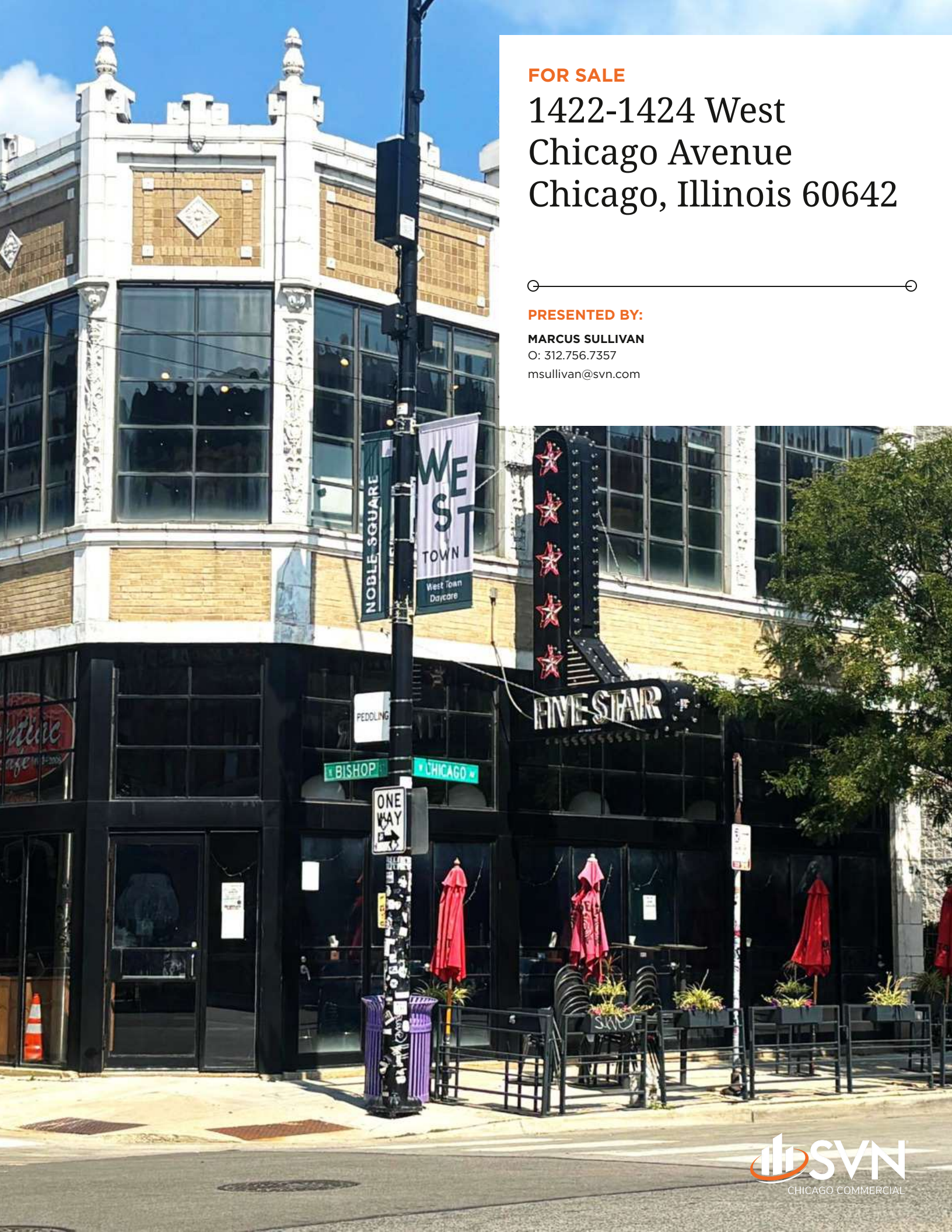
**1422-1424 West
Chicago Avenue
Chicago, Illinois 60642**

PRESENTED BY:

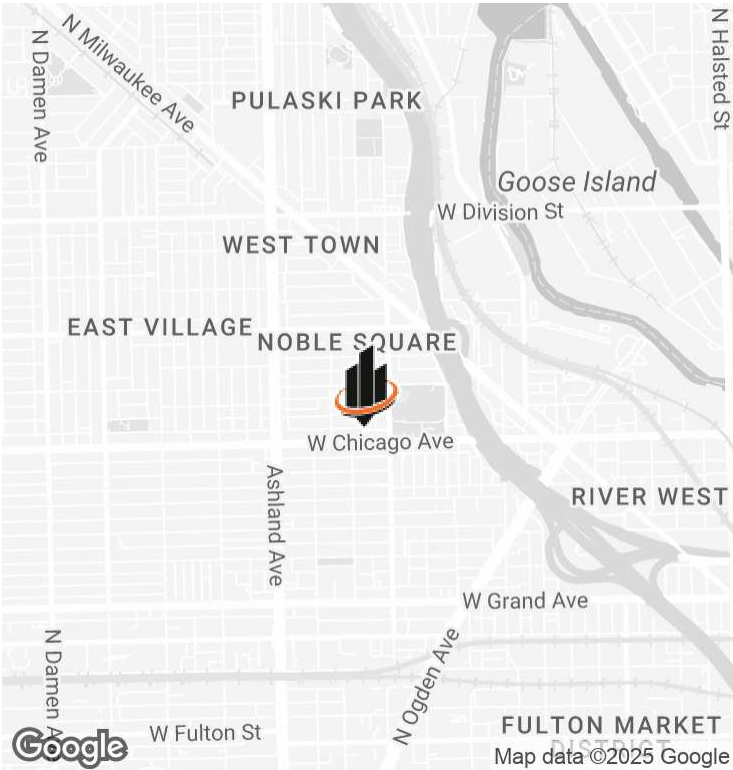
MARCUS SULLIVAN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,975,000
AREA:	West Town
LOT SIZE:	3,720 SF
BUILDING SIZE:	8,640 SF
BUILDING CLASSIFICATION:	5-92
ESTIMATED TAXES:	\$54,476.60
ZONING:	B3-2
WARD:	27th
PIN NUMBER:	17-05.324-042-0000

PROPERTY DESCRIPTION

Unlock the potential of this well-maintained, architecturally distinctive two-story commercial building located at a high-visibility corner in the heart of Chicago’s thriving West Town neighborhood. Boasting 40 feet of frontage along bustling Chicago Avenue, this property offers unmatched exposure in one of the city’s most dynamic and rapidly developing commercial corridors.

The ground floor features a fully built-out restaurant space, thoughtfully designed and ready for immediate operation. With modern finishes and an efficient layout, it’s ideal for restaurateurs looking to establish or expand their brand in a high-traffic area.

Upstairs, the second floor is currently configured with multiple private offices, offering flexibility for a variety of commercial uses, including creative studios, wellness services, professional offices, or potential co-working concepts. The layout could easily be reimagined to suit a wide range of tenants or owner-occupiers.

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AREA HIGHLIGHTS



Located just minutes from downtown, West Town is one of Chicago's most dynamic and desirable neighborhoods, known for its creative energy, walkable streets, and strong mix of residential and commercial density. The area has become a culinary and cultural destination, with acclaimed restaurants, independent boutiques, art galleries, and nightlife venues drawing steady foot traffic from locals and visitors alike.

With ongoing development and a diverse population, West Town offers a thriving environment for owner-operators, restaurateurs, and creative businesses looking to tap into a well-established yet growing market. Excellent access to public transit, major thoroughfares, and nearby neighborhoods like Wicker Park, Ukrainian Village, and the West Loop further enhance its appeal.

This is a rare opportunity to establish or expand your business in a high-demand, high-visibility location at the heart of one of Chicago's most vibrant communities.



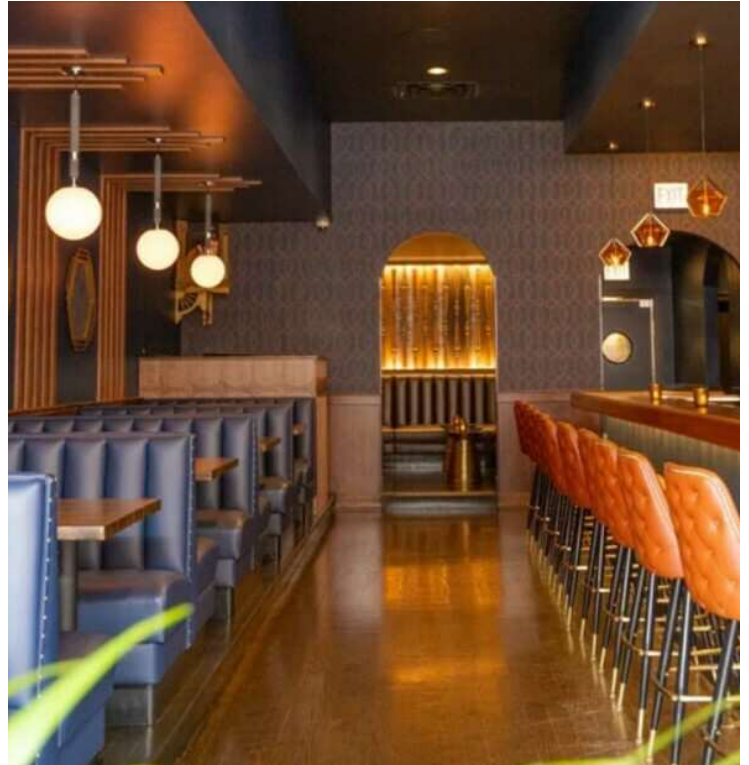
- Prime corner location in the heart of West Town
- 40 feet of frontage on high-visibility Chicago Avenue
- Fully built-out restaurant space on the ground floor
- Flexible second-floor layout ideal for office or creative use
- Distinct architectural character with historic appeal
- High pedestrian and vehicular traffic in a vibrant commercial corridor
- Ideal for investors or owner-users seeking long-term upside
- Recently reduced assessed value – immediate property tax savings
- B3-2 zoning allows for a wide range of commercial uses
- Surrounded by ongoing development and new construction projects
- Strong area demographics with growing population

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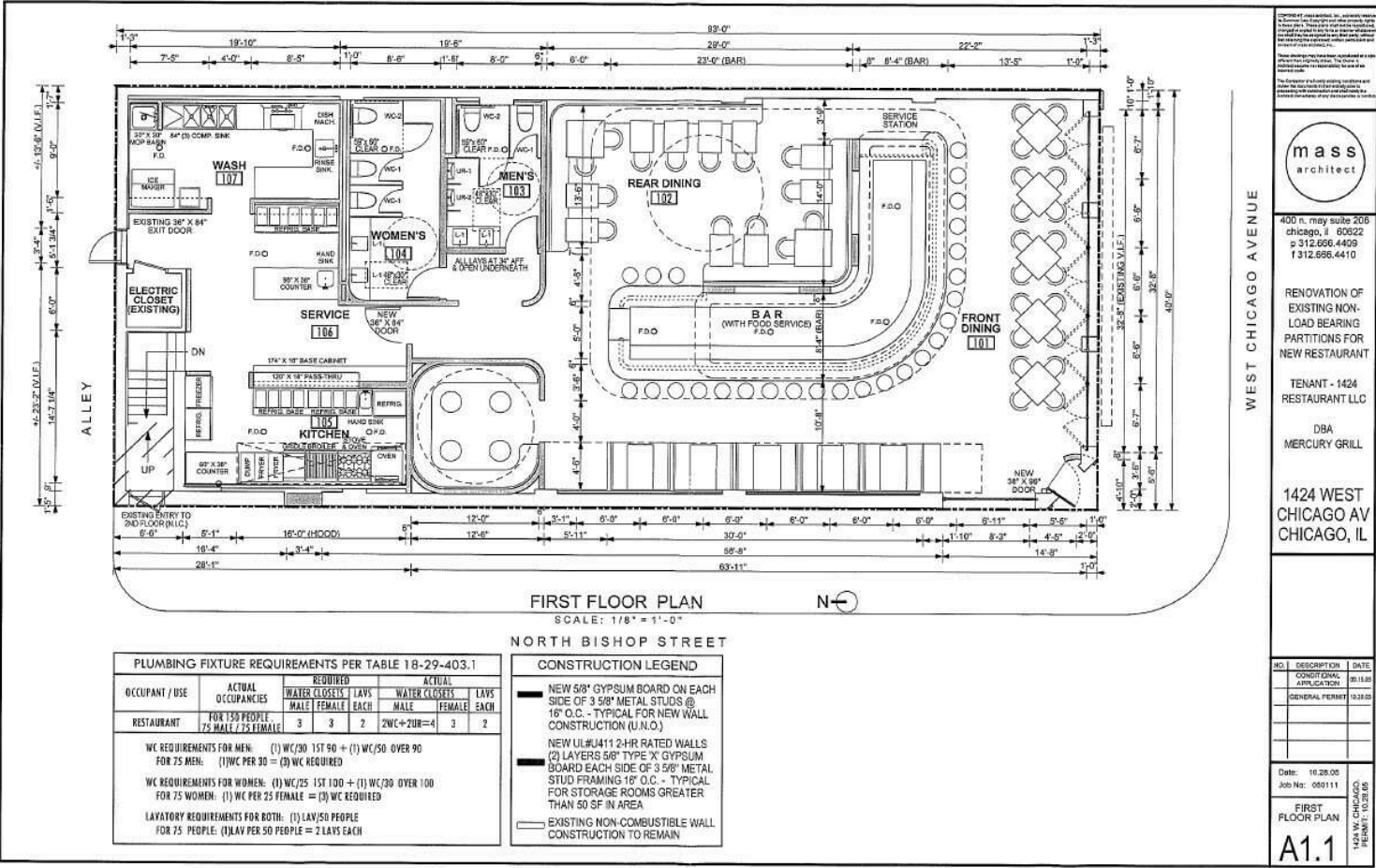
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ADDITIONAL PHOTOS



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INTERIOR FLOOR PLAN



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WEST CHICAGO AVENUE
80 FT. R.O.W.

PROPERTY IS WITHIN ZONE X, AREAS DETERMINED
TO BE OUTSIDE 500 YEAR FLOODPLAIN, AS PER
INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS,
COMMUNITY PANEL NO. 17031C 0418 F
EFFECTIVE DATE: NOVEMBER 6, 2000.

NOTE: IN REGARDS TO ADJOINING PROPERTY

RETAIL MAP



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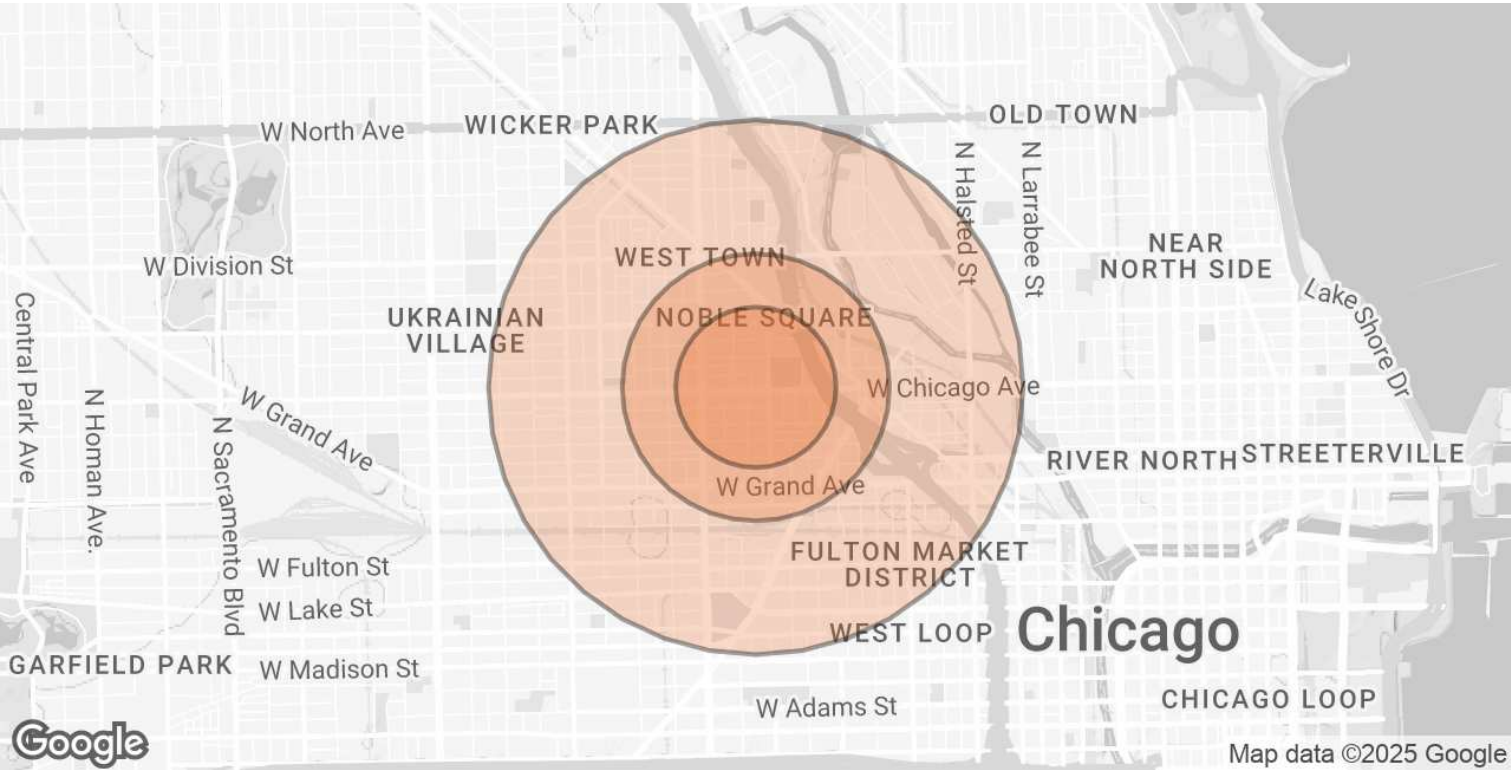
BIRDS EYE



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DEMOGRAPHICS MAP & REPORT



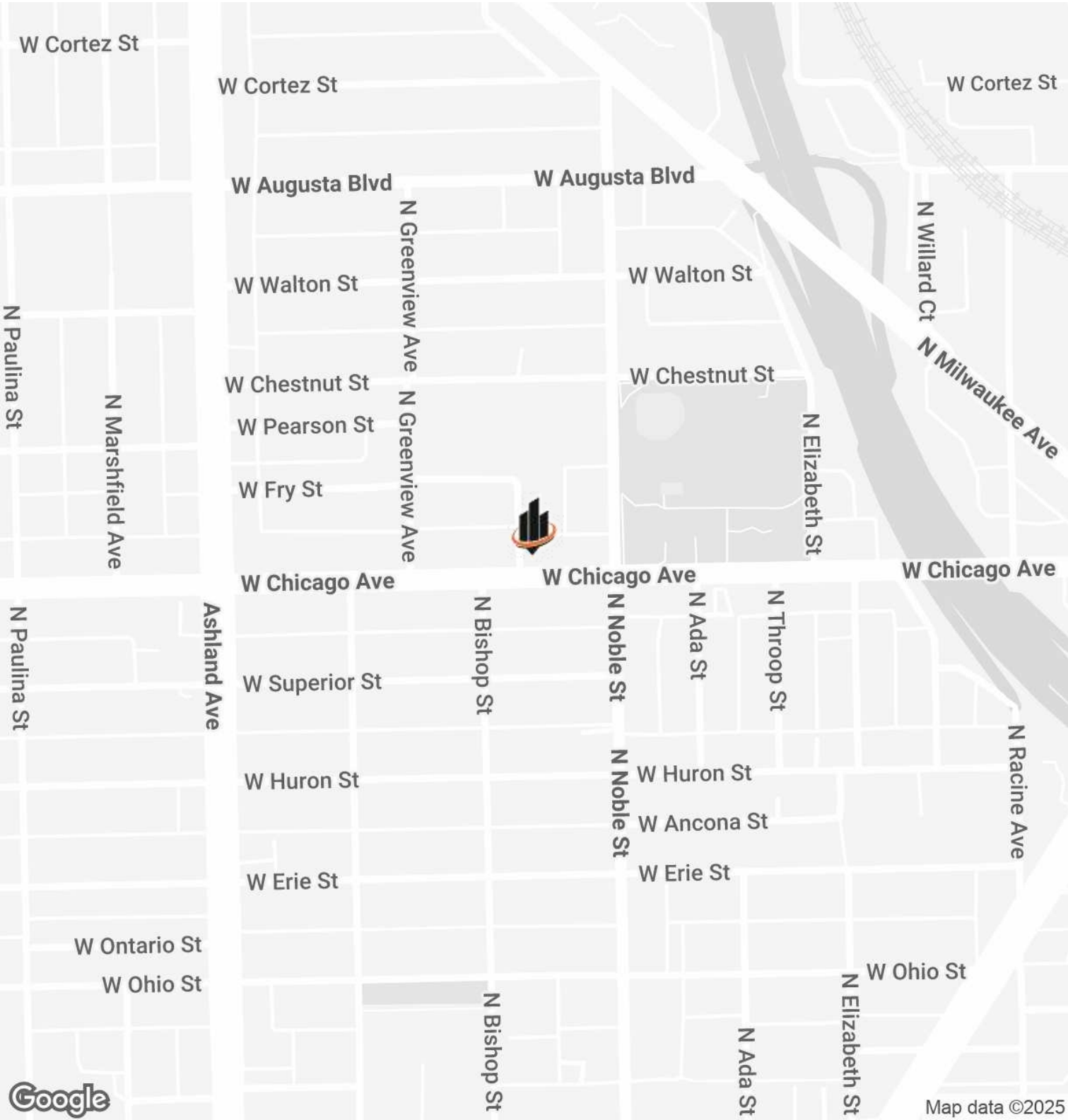
POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,886	14,396	49,630
AVERAGE AGE	37	36	35
AVERAGE AGE (MALE)	37	36	35
AVERAGE AGE (FEMALE)	37	36	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,562	7,364	25,556
# OF PERSONS PER HH	1.9	2	1.9
AVERAGE HH INCOME	\$172,368	\$180,308	\$183,787
AVERAGE HOUSE VALUE	\$738,626	\$716,915	\$729,995

Demographics data derived from AlphaMap

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LOCATION MAP



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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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