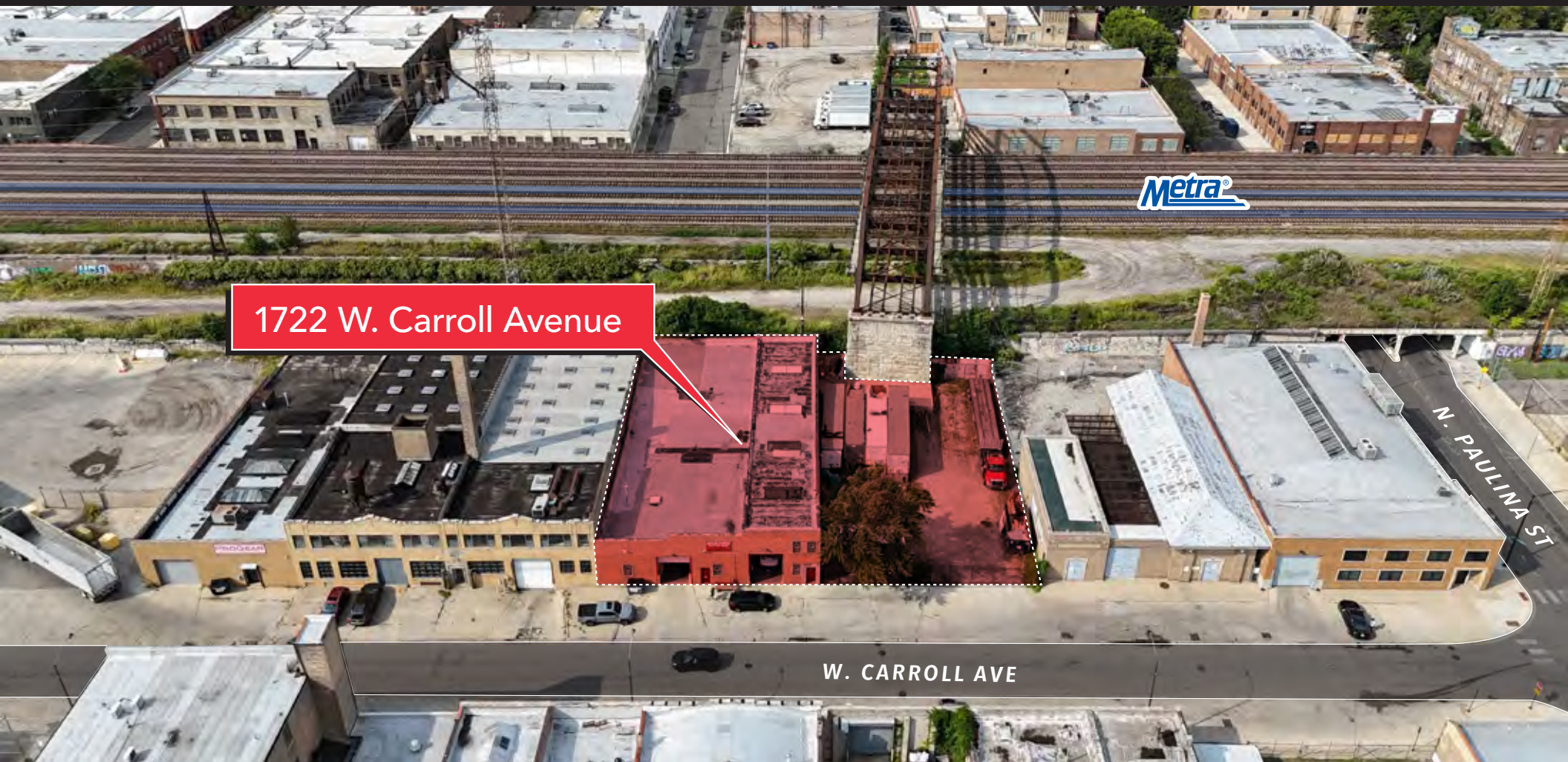


OFFERING MEMORANDUM

1722 W. Carroll Avenue // Kinzie Corridor

Chicago, IL 60612



OFFERED BY:

ZACH PRUITT

Managing Director / Broker

773.572.2268

zach@baumrealty.com

BRAYDEN SCHIFF

Vice President / Broker

312.585.8792

brayden@baumrealty.com

BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200

Chicago, IL 60642

www.baumrealty.com

Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale 1722 W Carroll Avenue (the "Property"), an existing single-story, masonry, concrete, and steel building with 9,000 rentable square feet above grade, resting on a 16,266 square foot site in Chicago's Kinzie Corridor. The Property offers the potential for single or multi-tenant use with adjacent parking lot / outdoor storage / exterior open loading dock in a rapidly appreciating neighborhood, less than a mile to the 1901 Project at the United Center.

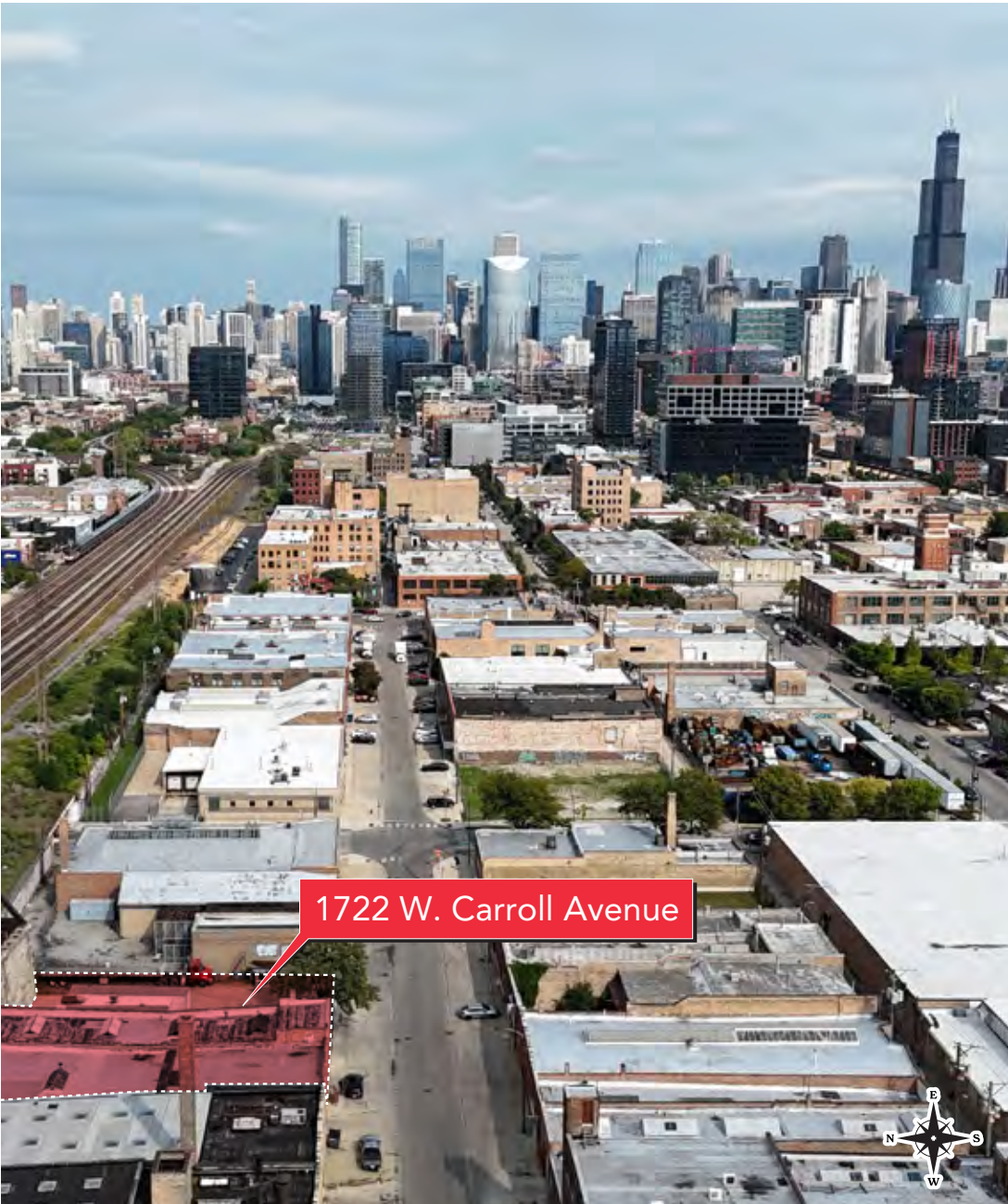
Sale Price:	\$2,250,000
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LOCATION HIGHLIGHTS

- ▶ **Prime Kinzie Corridor location**, walking distance to Goose Island Taproom and minutes to Fulton Market's dining, nightlife, and entertainment.
- ▶ Excellent **transportation access**: 7 minute walk to Lake / Ashland Green and Pink Line CTA station, multiple bus routes, I-90/94 & I-290 within one mile, and Truck II & III routes for downtown and airport distribution
- ▶ Surrounded by **major development momentum** in Fulton Market, West Loop, River West, and the \$7B "1901 Project" at the United Center
- ▶ Rare opportunity in a rapidly appreciating corridor with adaptive reuse and long-term investment upside
- ▶ Exceptional commuter convenience with a 9.69/10 Transit Score and direct proximity to Chicago's urban core

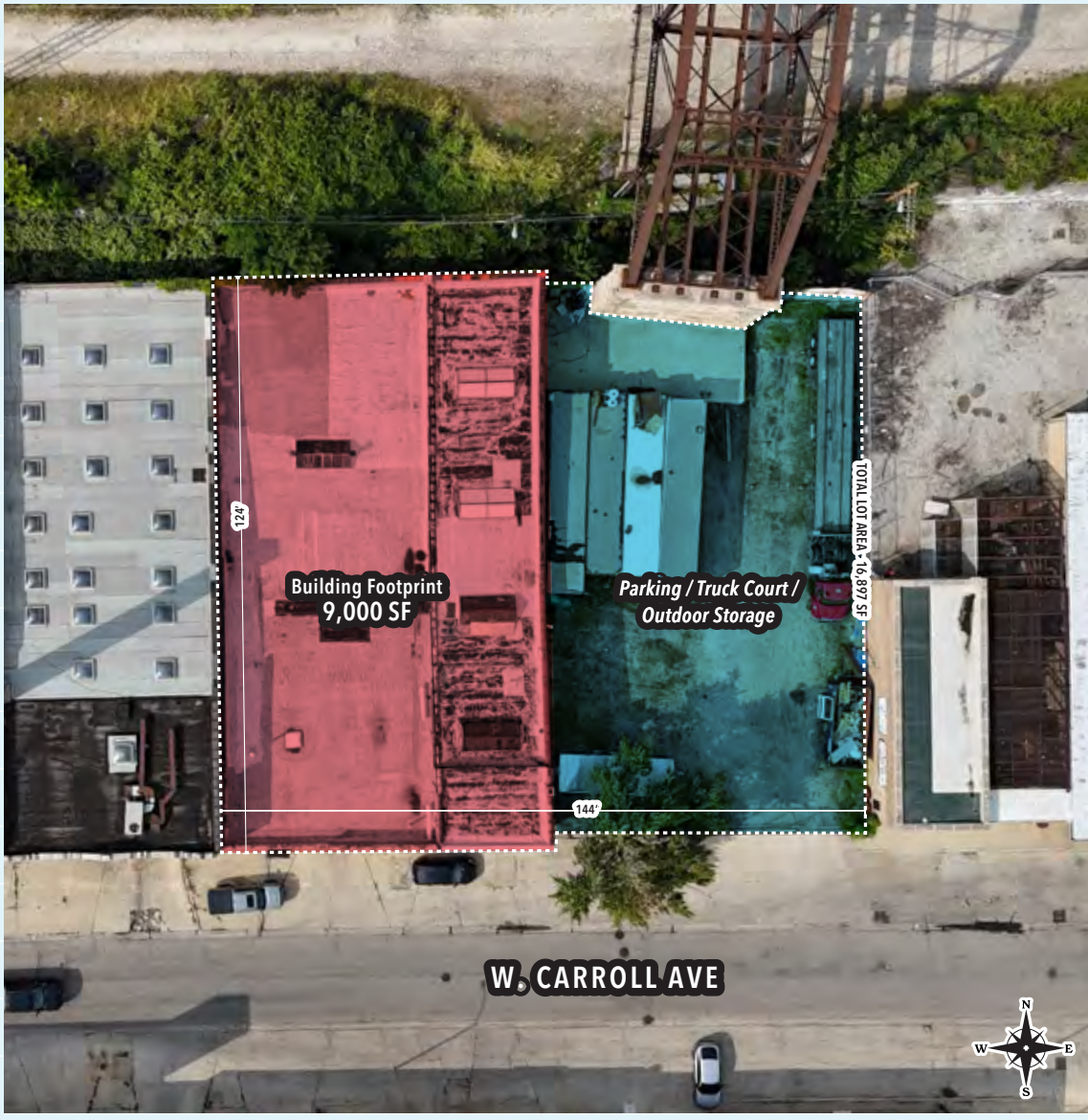
INVESTMENT HIGHLIGHTS

- ▶ 7,897 SF fenced & gated lot - unprecedented for building footprint
- ▶ Loading Capabilities:
 - Two (2) Drive in Doors at Grade [8' W x 9'H]
 - One (1) Internal Loading Dock
 - Open Exterior Loading Dock
- ▶ Single tenant and / or multi-tenant building
- ▶ Clear Height up to 15'
- ▶ Curb cuts on W. Carroll Avenue in-place
- ▶ Ample Skylights providing natural light



PROPERTY SPECIFICATIONS

Property Address:	1722 W Carroll Avenue, Chicago, IL 60612
Parcel ID Number:	17-07-402-019-0000 17-07-402-021-0000 17-07-402-011-0000
Total Lot Area:	16,897 SF
Property Lot Dimensions:	124' N/S x 144' E/W
Frontage:	144' on W Carroll Ave
Total Building Area:	9,000 SF
Parking Lot Area:	7,897 SF
Total Number of Stories:	One (1)
Year Built:	1930
Building Construction:	Masonry, Concrete, & Steel
Loading:	Two (2) Drive in Doors at Grade [8' W x 9'H] One (1) Internal Loading Dock Open Exterior Loading Dock
Column Spacing:	Clear Span (per building)
Clear Heights (Bottom of Beams):	West: 12' 5" East: 15'
Clear Heights (Floor to Ceiling):	West: 14' 8" East: 17' 4"
Power:	100A / 2-Phase
Utilities:	Individually Metered (East/West)
Zoning:	PMD 4A
Real Estate Taxes:	\$45,584 (\$5.06 PSF)





LOCATION & PROPERTY CLASS



For more information, click above or visit <https://linktr.ee/BaumRealtyIndustrial>

TAX INCREMENT FINANCING (TIF):

Kinzie Industrial Corridor TIF

SMALL BUSINESS IMPROVEMENT FUND (SBIF):

Kinzie Industrial Corridor SBIF

ENTERPRISE ZONE:

EZ 4

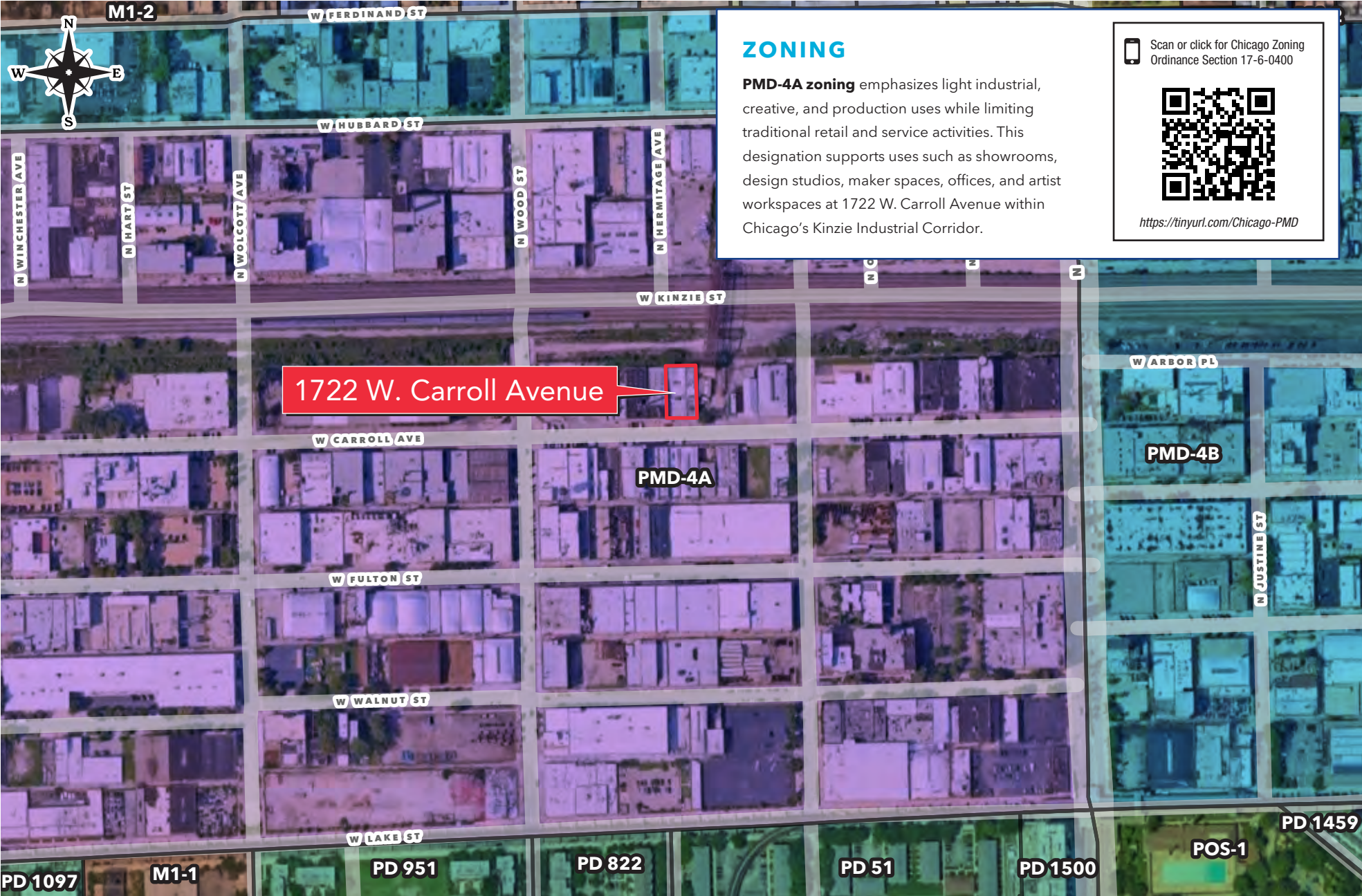
Property Tax Classification: 5.80 | Major Class 5B, Industrial Minor Improvement
5.22 | Major Class 5A, One Story Non-Fireproof Public Garage

Community Area: West Town

Neighborhood: Kinzie Corridor

Ward | Alderman: 27th | Ald. Walter Redmond Burnett

Planning Region: West



Property Photos



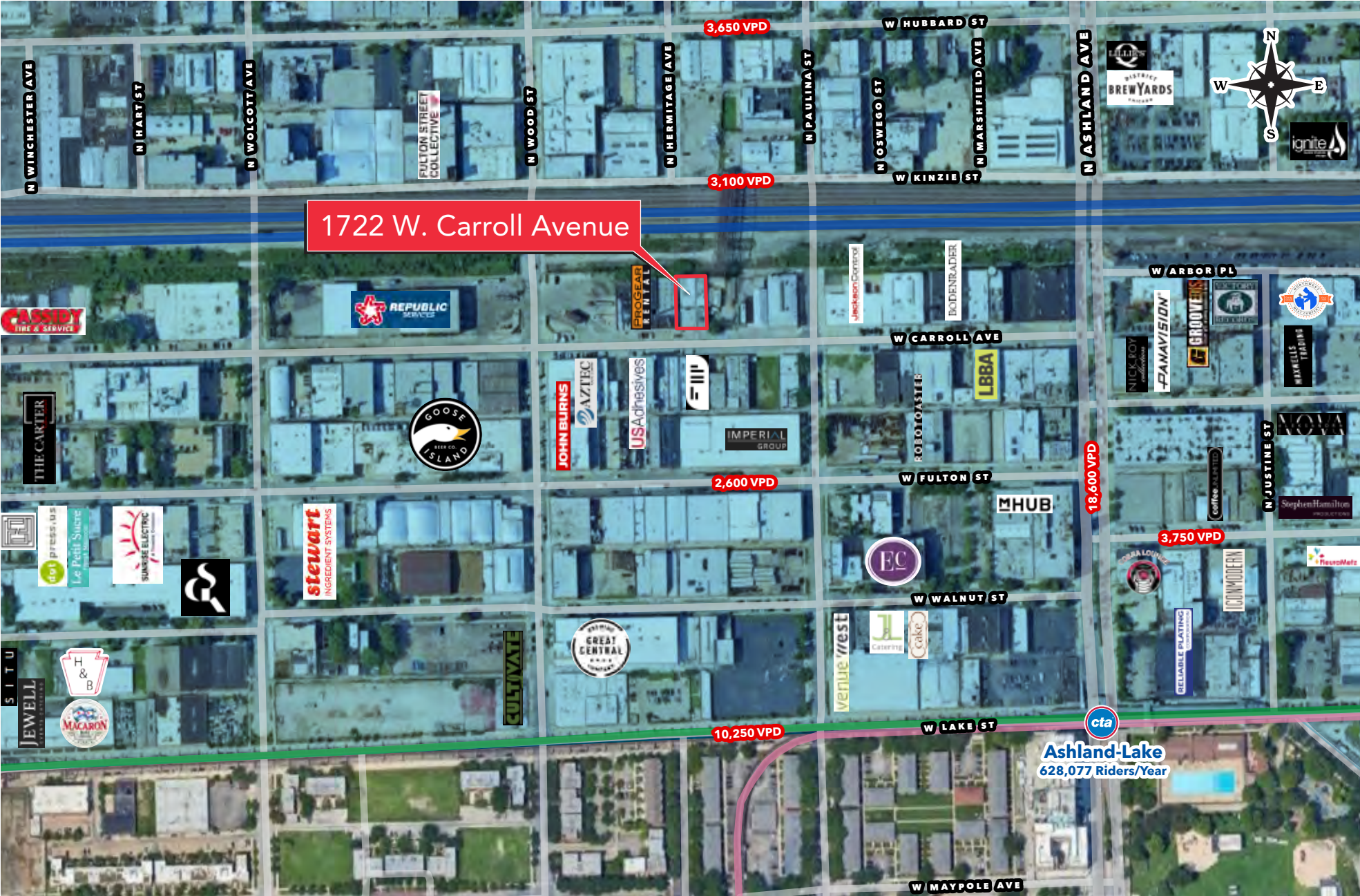
AI Generated Rendering



Parking Lot / Truck Court / Outdoor Storage Area



Parking Lot / Truck Court / Outdoor Storage Area



KINZIE CORRIDOR / BREWERY DISTRICT

Kinzie Corridor / Brewery District, located just west of Fulton Market, is known for its dynamic mix of tech startups, design firms, production studios, breweries, and industrial businesses.

The area offers seamless connectivity with easy access to I-90/94, I-290, and public transit via the CTA Green and Pink Lines. With bike-friendly streets and convenient on-site parking, commuting is effortless for both city dwellers and suburban professionals.

1722 W. Carroll Avenue sits close to trendy coffee shops, craft breweries, and locally loved dining spots. Just steps away are popular destinations like Metric Coffee, Goose Island Taproom, and Maxwells Trading (*named one of Esquire Magazine’s 2024 Best New Restaurants in America*). The property is also less than 10 minutes from Restaurant Row, Time Out Market, Guinness Brewery, Punch Bowl Social, and other West Loop favorites for team outings, client meetings, and casual networking. It is located less than one mile from the United Center, the site of The 1901 Project.



Maxwells Trading



Goose Island Taproom



Time Out Market



Guinness Brewery



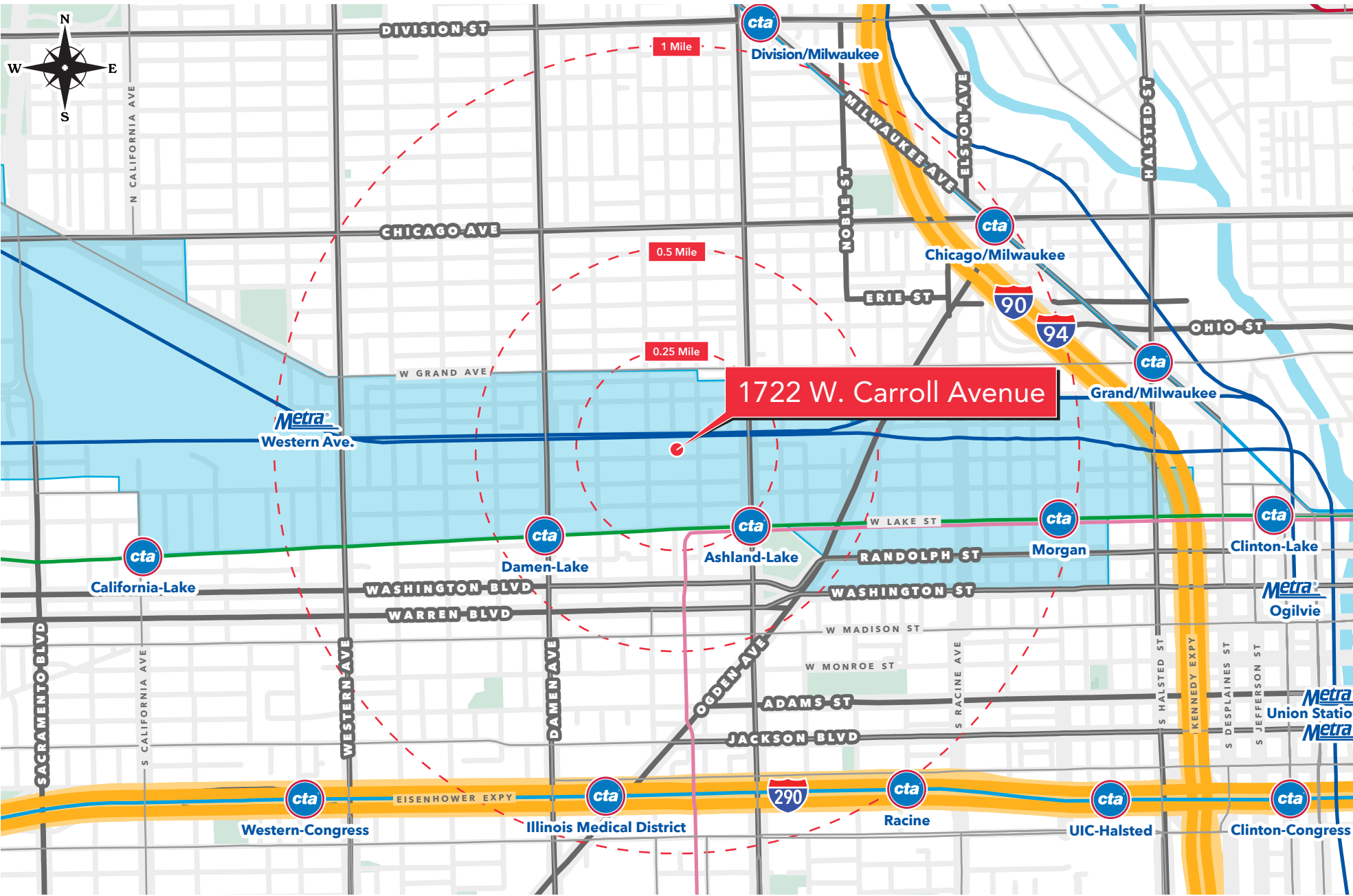
Punch Bowl Social

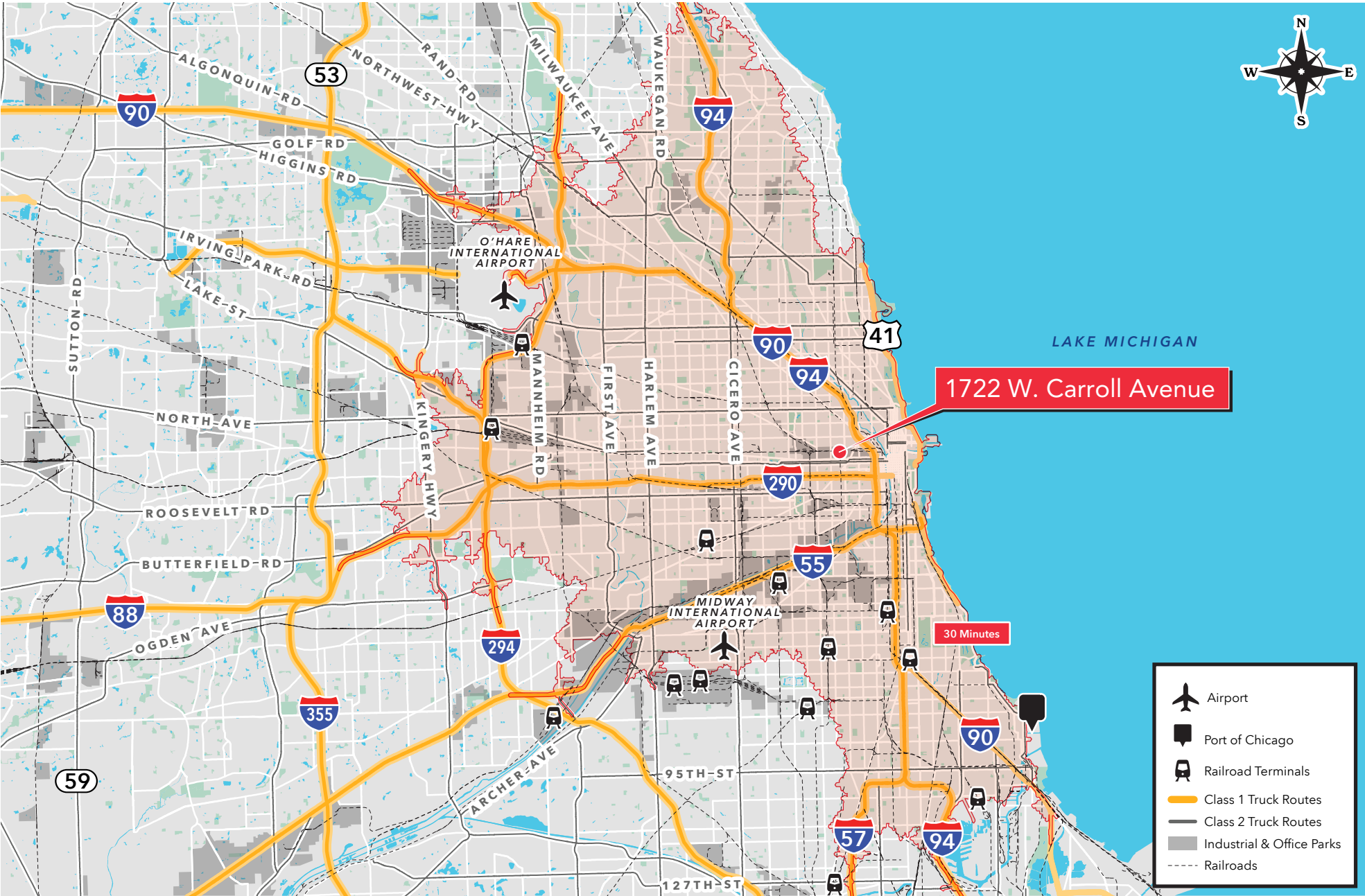


Scan or click to visit
The1901ProjectChicago.com



The 1901 Project @ United Center - a planned \$7 billion mixed use redevelopment expected to generate \$4.5 billion in annual economic impact for the surrounding area





West Town / Kinzie Corridor Overview

Chicago's West Town is a diverse neighborhood just northwest of downtown, blending industrial heritage with creative energy. The Kinzie Industrial Corridor, historically a manufacturing center, has evolved into a hub for modern industry and innovation, attracting breweries, makers, and growing businesses. Its commercial base is complemented by nearby residential neighborhoods and a mix of dining and cultural amenities, creating a dynamic environment for both work and growth. Continued reinvestment and adaptive reuse projects are fueling its evolution, further strengthened by its proximity to the West Loop, one of Chicago's most active development corridors.

BEST PLACES IN ILLINOIS

Best Neighborhoods for Young Professionals

#6 of 93

Best Neighborhoods to Raise a Family

#8 of 93

Best Neighborhoods to Live

#10 of 93

ACCESS & TRANSPORTATION

West Town has excellent public transportation with multiple CTA bus routes and both the CTA Blue & Green Lines.

The neighborhood has excellent access to I-90/94.

West Town is a very walkable neighborhood with a Walk Score in of 77.

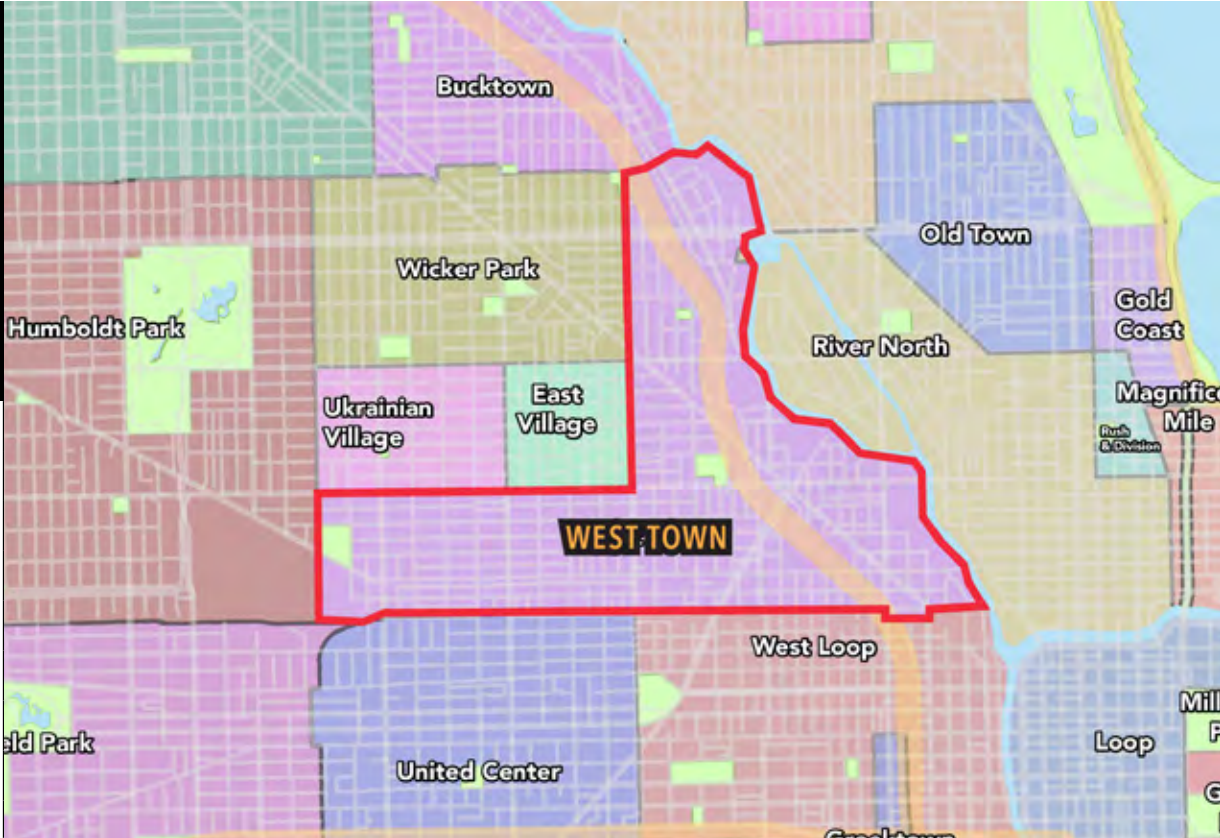
O'Hare International Airport
~26 min drive

Midway International Airport
~15-20 min drive

The Loop
~5-7 min drive

AREA FEEL

Urban Suburban Mix



REPORT CARD

A+

OVERALL GRADE

B-	Public Schools	A+	Nightlife
C+	Housing	B+	Diversity
A	Good for Families	C+	Weather
B	Jobs	A+	Health & Fitness
C+	Cost of Living	A	Commute
A	Outdoor Activities		

INCOME & HOUSING

OWN - 39%

RENT VS. OWN

RENT - 61%

Median Household Income

\$140,824

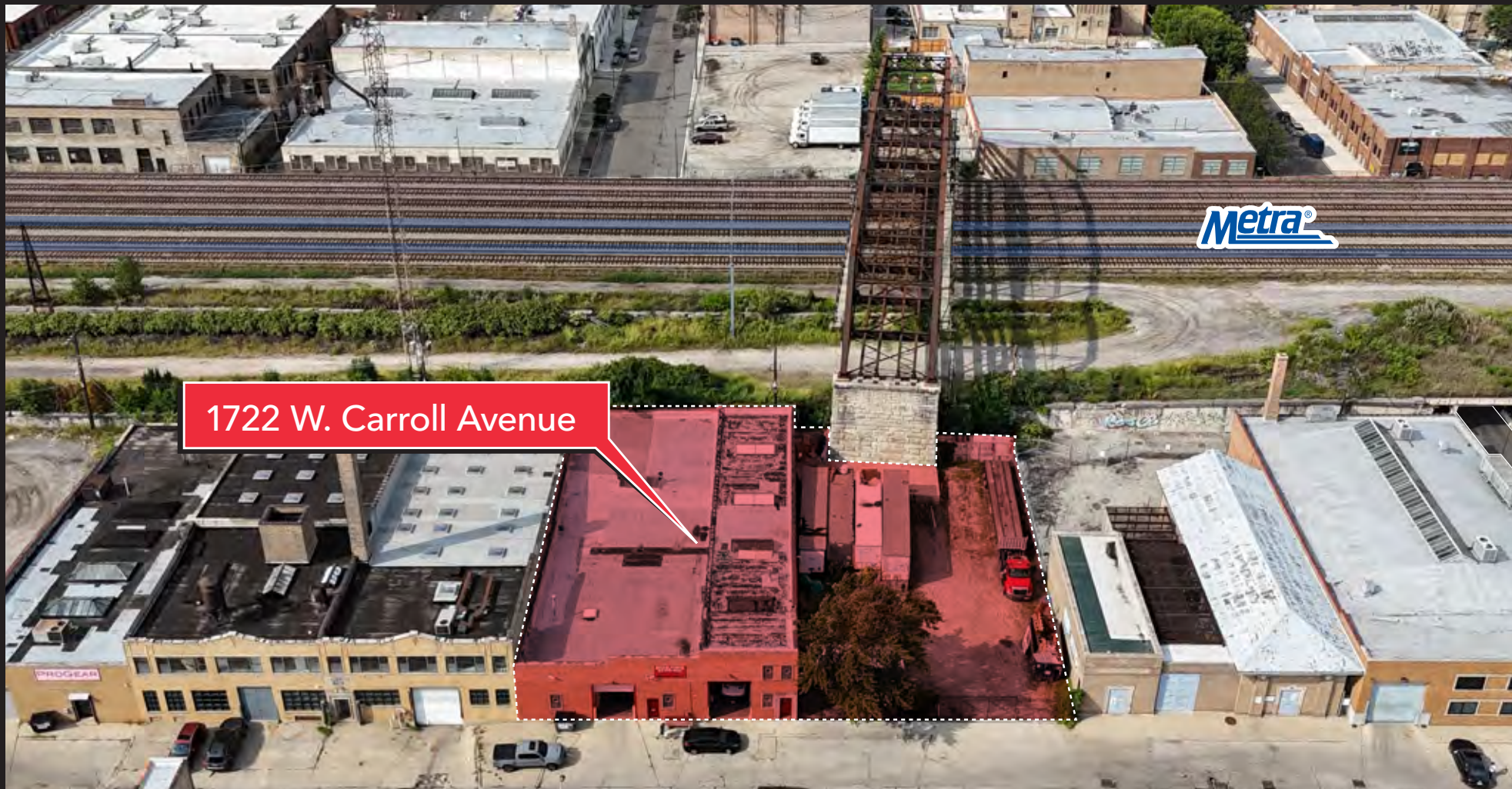
Median Home Value

\$598,485

Median Rent

\$2,091

Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



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