

# MODERN LIVING

♦ WITH KAT BARRY ♦

## 2054 West Grand Avenue FACT SHEET

- Built in 2013 (most major components of the building are from 2013)
- Pre-fabricated concrete construction
- Designed by UrbanLab Architects



- Built by Summit Design Build



- 2054 West Grand Ave - (PIN: 17-07-124-017-0000) Property tax for 2023: \$15,972.70
- 2058 West Grand Ave - (PIN: 17-07-124-016-0000) Property tax for 2023: \$9,713.93
  - Total 2023 taxes: \$25,686
- FDA Approved Food Facility with Office + 2 Bedroom/ 2 Bathroom Residence
- There is a new (Jan 2025) indoor / outdoor camera surveillance system with remote access.
- There is a new (Jan 2025) electronic access / control / alarm system with remote access.
- 3 of the 5 exterior passenger doors are currently set up with electric strikes / access. The retail glass door has an electric strike, but it is not set up.
- The rear overhead door has an aftermarket wireless remote that operates the interior electric controls. More information on the system can be provided if requested.
- There is a Schindler hydraulic passenger elevator that services all floors and has separate keyed access for floors 2 & 3.

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- Interior windows in the second floor office have laminated glass for soundproofing.
- Building wired Cat-5 wiring throughout most areas of all floors.
- Some or all of the restaurant fixtures /equipment could be included or excluded based on buyer's preference.
- The exhaust hoods will remain with the building no matter what.
  - There is an 8' hood in the main retail / kitchen area and approx. an 18' hood and make up air hood in the rear kitchen.
  - All fire extinguishers and hood systems are included and current on certification. There are 800 amps of electrical service to the building.
- There is a below-floor grease trap in the dish room.
- All lighting upgraded to LED in 2024.
- There are 4 doorbells with intercoms installed, but currently disconnected.
  - Two serving the third floor, one serving the second floor and one serving the first floor (rear).
- The third floor has the tubing and utilities in place for the radiant floor heating system, but the boiler and controls required were not installed during construction. They could easily be added today.
- Third floor residential unit countertops are quartz, plumbing fixtures by Antonio Citterio for Axor.
- Sinks are Duravit, toilets are Starck for Duravit, sink & bath plumbing fixtures are Ronan + Erwan Bouroullec for Axor. Americh oversized bathtub is set in a quartz and tile surround.
- 36" gas Wolf range with 4 burners, infrared griddle and convection oven, Bosch dishwasher and refrigerator (side by side with ice/water dispenser),
- LG stacking washer / dryer (located in closet inside door to primary bedroom suite).
- There are 4 ceiling-integrated speakers and 2 exterior mounted speakers that lead to a stereo in the primary bedroom closet, and that have wall mounted volume controls between the kitchen / second bathroom that could remain.
- Uncovered parking available in the lot behind the building for 4-6 cars as currently configured. One interior / unofficial garage space. More could be added.
- The architect, engineer and GC for this building are all still in business and full drawings / files should be available to the buyer.

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- The mural on the North side of the exterior of the building was completed in 2013 by the artist Gabriel Specter: [www.specterart.com](http://www.specterart.com)
- The interior murals on the first floor were completed in 2023 by artist Billy Baumann / Delicious Design League  
[https://www.instagram.com/delicious\\_design\\_league/](https://www.instagram.com/delicious_design_league/)
- The building was published in Dwell Magazine, December 6, 2015



- The third floor was used to film an episode of the Netflix / Joe Swanberg series Easy, Season 3.



- The two adjacent properties (2048 West Grand Ave 17-07-124-019-0000 / 2050 West Grand Ave 17-07-124-018-0000) can also be included as part of the package for an additional \$1,000,000.00