



**WEST LOOP 3 STORY MIXED USE BUILDING**

**PROPERTY INFORMATION**

- 9,000 Sq. Ft. Building with 30’ Ft. frontage.
- Three stories of open, clear-span loft space offering 3,000 Sq. Ft. per floor, making it flexible for a wide range of uses.
- 12’ Timber Ceilings with Steel I-Beams and Exposed Brick.
- Full basement with 8’-9’ ceilings — bonus footage that expands your options beyond the three floors.
- Freight Elevator Access to All Floors.
- Currently configured as a warehouse/artist studio on the retail level with a residential home on floors 2 and 3 — live, work, invest, or reimagine entirely.
- Central Heat and Air Throughout and Multiple Hot Water Tanks.
- Owner’s unit features a full kitchen, two full baths, and in-unit washer/dryer, making it move-in ready.
- Updated 3-phase electric, gas and water service, and a full sump pump system in the basement , with many other infrastructure updates completed over the years.

- Roof access from the 3rd floor — Potential roof deck option.
- Centrally Located in the Heart of the West Loop Neighborhood and on Historic Fulton Market Street.
- ½ Mile to Multiple L Stops and Access to Kennedy Expressway.
- Area Tenants Include: Google Headquarters, Soho House, Nobu Hotel, Herman Miller, Fjallraven, Publican, Rose Mary and Many More.
- One of the hottest addresses in the entire country, perfect for any business or for those wanting to be at the epicenter of everything the West Loop has to offer.

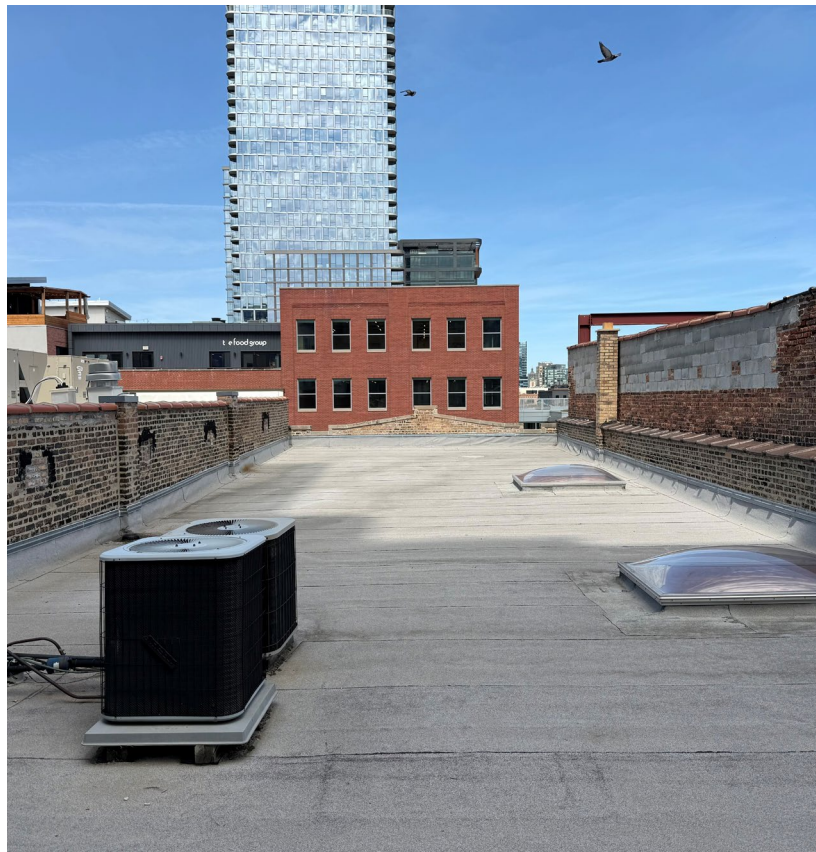
<b>2024 TAXES</b>	\$39,840
<b>ZONED</b>	C1-1
<b>LOT SIZE</b>	30X100
<b>ALDERMAN/WARD</b>	Walter Burnett Jr. / 27th
<b>PRICE</b>	Upon Request

**MICHAEL WEBER**  
312.953.2193  
mweber@atproperties.com

**IAN FEINERMAN**  
773.802.2543  
ianfeinerman@atproperties.com









## WEST LOOP

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.

In addition to being a top destination for foodies, the West Loop has welcomed a mix of boutiques, hotels, and Fortune 500 companies. The neighborhood also has a vibrant nightlife and entertainment scene thanks to an array of hip cocktail bars and the United Center – home of the Chicago Bulls and Blackhawks.

During the summer, the neighborhood is the site of several popular events including the Taste of Randolph, West Loop Art Fest, and Pitchfork Music Festival. Other events include Movies in the Park, which is held at different neighborhood spots including Mary Bartelme, Skinner, and Union parks.

With easy access to CTA stops and Metra stations, the West Loop is a convenient place to live. And for those who work in the neighborhood or in The Loop, the commute is about as easy as it gets.



## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

72,415

3 MILE

503,955

5 MILE

1,038,385

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$208,526

3 MILE

\$192,995

5 MILE

\$164,630