

NEW PRICE!! The Livery Building
18,300SF Flex Retail/Office Building
Adaptive Reuse Opportunity
831 CHICAGO AVENUE, EVANSTON, IL



PROPERTY HISTORY

A truly unique and historically significant property located just south of the Chicago-Main signalized intersection in a Transit-Oriented District (CTA and METRA stations across the street). Originally a 2-story 11,300sf building to house a Livery and Hansom Cab company. A 3,500sf barrel truss building with a lower level added in the 1930s. Seller undertook a \$1.6M renovation in 2010. Property to be delivered vacant at closing

PROPERTY HIGHLIGHTS

- 18,300sf building includes 9,150sf on the first floor, 5,650sf on the 2nd floor and a 3,500sf finished basement. Site and Floor Plans available upon request
- \$1.6M rehab and updating of property in 2010
- Located in TOD, TIF and SSA Districts
- Zoning: C1a, allows for a variety of uses and apartments on 2nd floor
- Attractive Demographics: Average HH income > \$110k
- PIN: 11-19-401-021-0000
- **NEW PRICE: \$1,895,000**

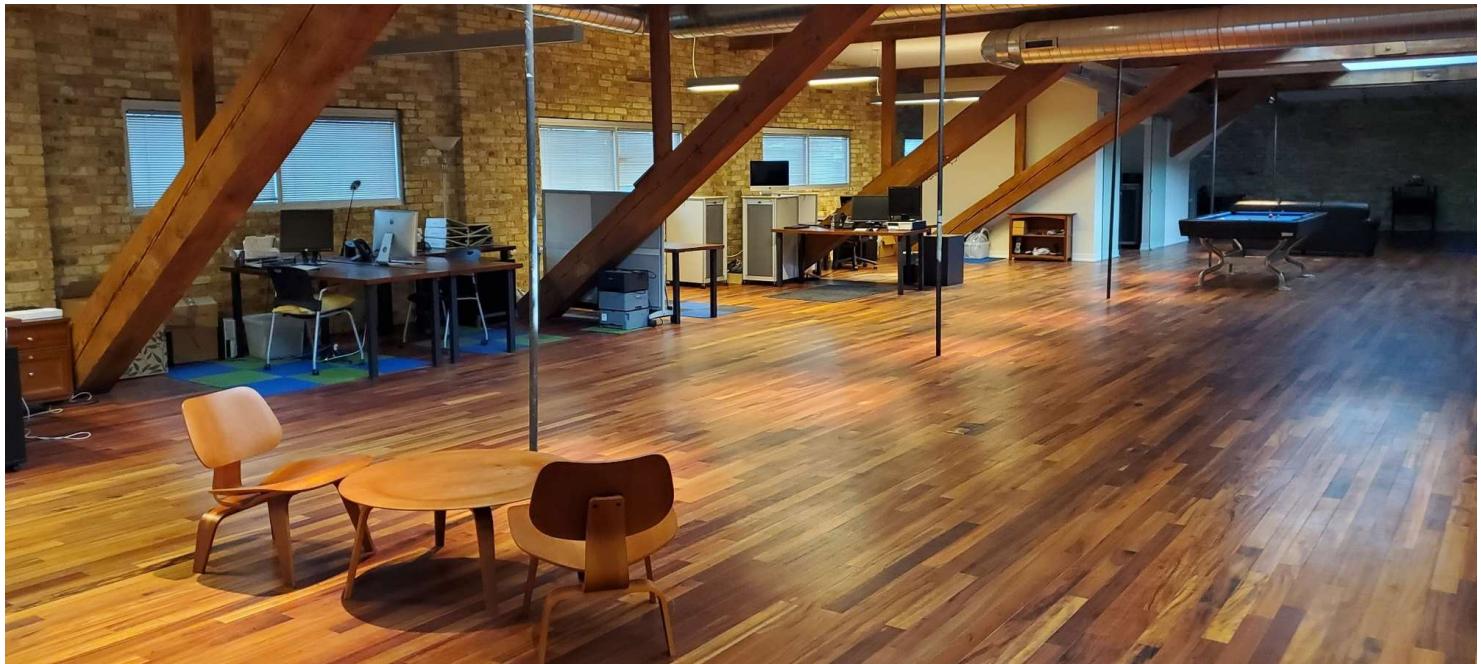
Presented by
ROSS GOLDSTEIN
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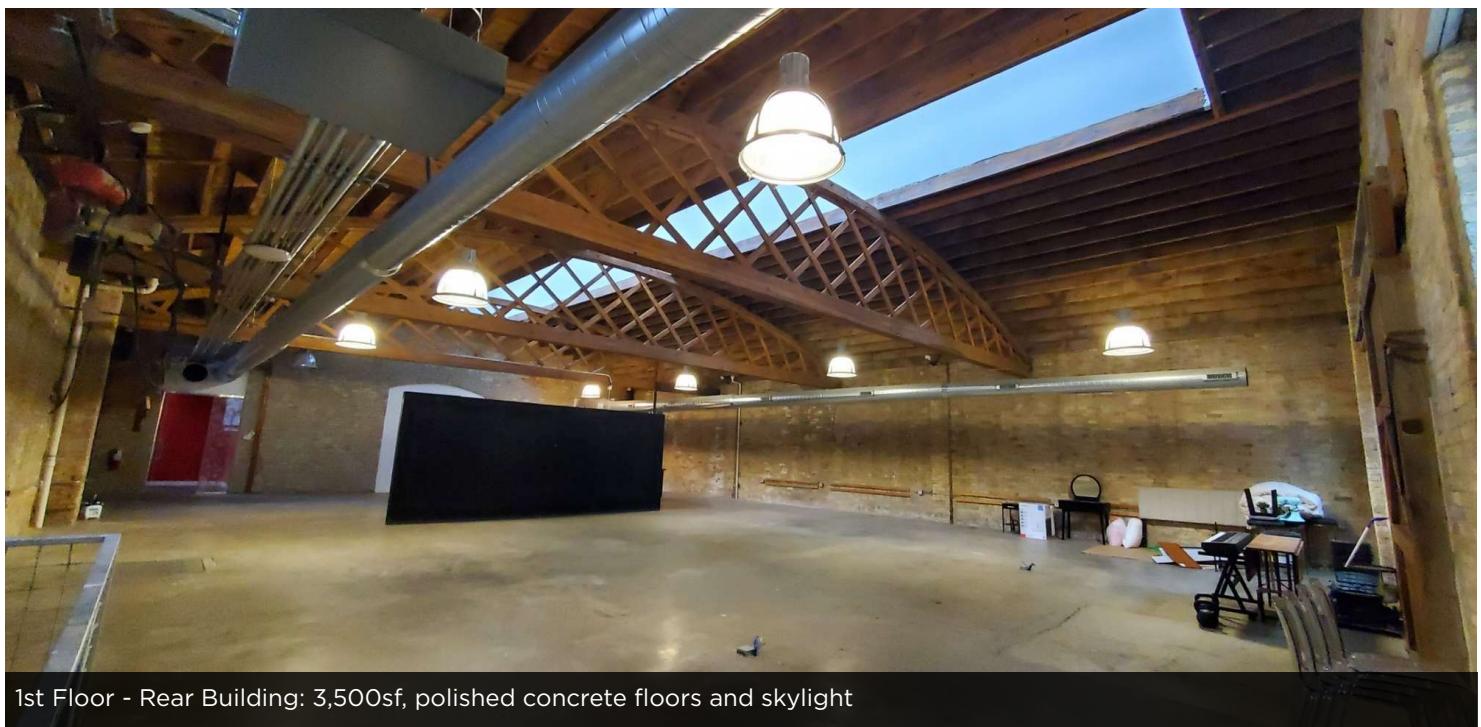
INTERIOR Photos



The Livery At 831 Chicago
831 Chicago Avenue Evanston, IL 60202



2nd Floor - Front Building: Office Space (5,650sf - Zoning allows Apartments)



1st Floor - Rear Building: 3,500sf, polished concrete floors and skylight

Ross Goldstein

312.203.3199

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InSite Commercial Realty

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1238 Oak Avenue, Evanston, IL 60202

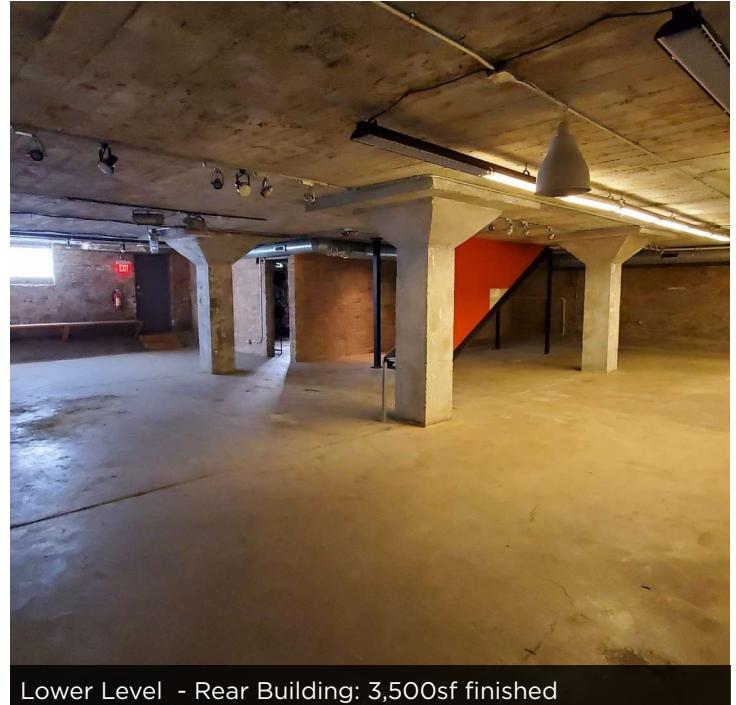
Additional Photos



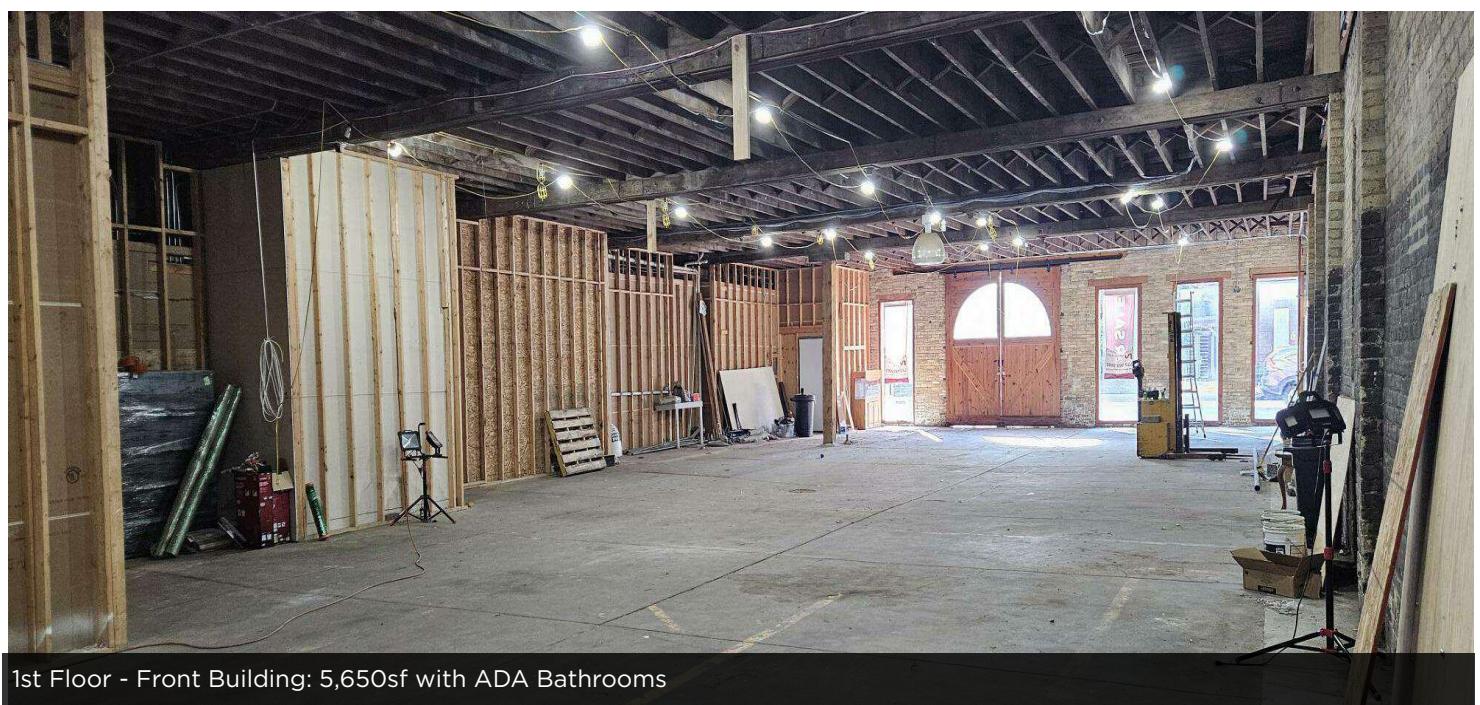
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2nd Floor Loft Office Space, with Skylight



Lower Level - Rear Building: 3,500sf finished



1st Floor - Front Building: 5,650sf with ADA Bathrooms

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Property Details



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PROPERTY INFORMATION

	18,300sf building composed of:
	Front Building - 1st Floor: 5,650sf unfinished space and two restrooms
Property Description	Front Building - 2nd Floor: 5,650sf office with kitchen, bathrooms and two separate entrances
	Rear Building - 1st Floor: 3,500sf finished space with kitchen and barrel-truss roof
	Rear Building - Lower Level: 3,500sf finished space
Lot Size & Dimensions	9,532sf (50' wide by 187' deep)
Year Built/Renovated	1896 / 2010
Parking	Metered street parking along Chicago Avenue, free street parking one block east
Basement	3,500sf finished and plumbed Basement in rear of property (Floor Plan available)
Shipping/Receiving	Loading in front through Barn Doors on Chicago Avenue. Barn door in rear of building opens 40 inches above the alley. Original ramp has been filled in.
PIN	11-19-401-021-0000
Real Estate Taxes	\$132,032 (2021), reduction approved, taxes currently on appeal

AREA INFORMATION

Location	Property is located just south of the signalized intersection at Main and Chicago in Evanston, IL. Property is in a Transit-Oriented Development District , as well as the Main-Chicago TIF District and Chicago-Main-Dempster Special Service Area . Half mile to Lakefront.
Zoning	C1a
Traffic Count	9,532sf (50' wide by 187' deep)
Transportation	CTA and METRA Stations across the street, PACE Bus #s 206 and 213
Municipal Contact	Jonathan Nieuwsma, 4th Ward, jnieuwsma@cityofevanston.org
Nearby Retailers/Services	Walgreens, NorthShore Immediate Care, Subway, Wild Fork, Hoosier Mama, Starbucks plus numerous independently owned and operated retailers, restaurants and services

BUILDING INFORMATION

Windows/Skylights	Windows replaced and skylights installed during 2010 renovation
Foundation	Concrete
Ceiling Heights	Range from 8 feet in basement to 12 feet
Kitchens	1st Floor - 1, 2nd Floor 2; 1 finished and 1 unfinished

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MECHANICALS & UTILITIES

Power Description	Upgraded to 1,000amp 3-phase in 2010 renovation, numerous trunks ranging from 125 to 400 amps throughout
HVAC	4 Packaged Carrier Gas Heating Electric Cooling RTUs and Air Handlers. Sizes (tons): 6.5, 7.5, 8.5, 12.5
Hot Water	50-gallon Hot Water Heater
Fire Suppression	Fire Extinguishers
Plumbing	Kitchens and bathrooms on each floor, 2 Sump Pumps on Lower Level
Telecommunications	In place

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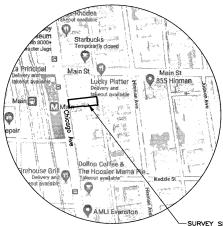
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ALTA Survey Dtd 4-23-20



VICINITY MAP



PROFESSIONALS ASSOCIATED SURVEY, INC. PROFESSIONAL SURVEYING FIRM NO. 18400000003 7100 N. RIMM AV. LINDENWOOD, MO 63161 TEL. (647) 675-3000 FAX (647) 675-2167 E-mail: ps@professionalsassociated.com www.professionalsassociated.com"/>

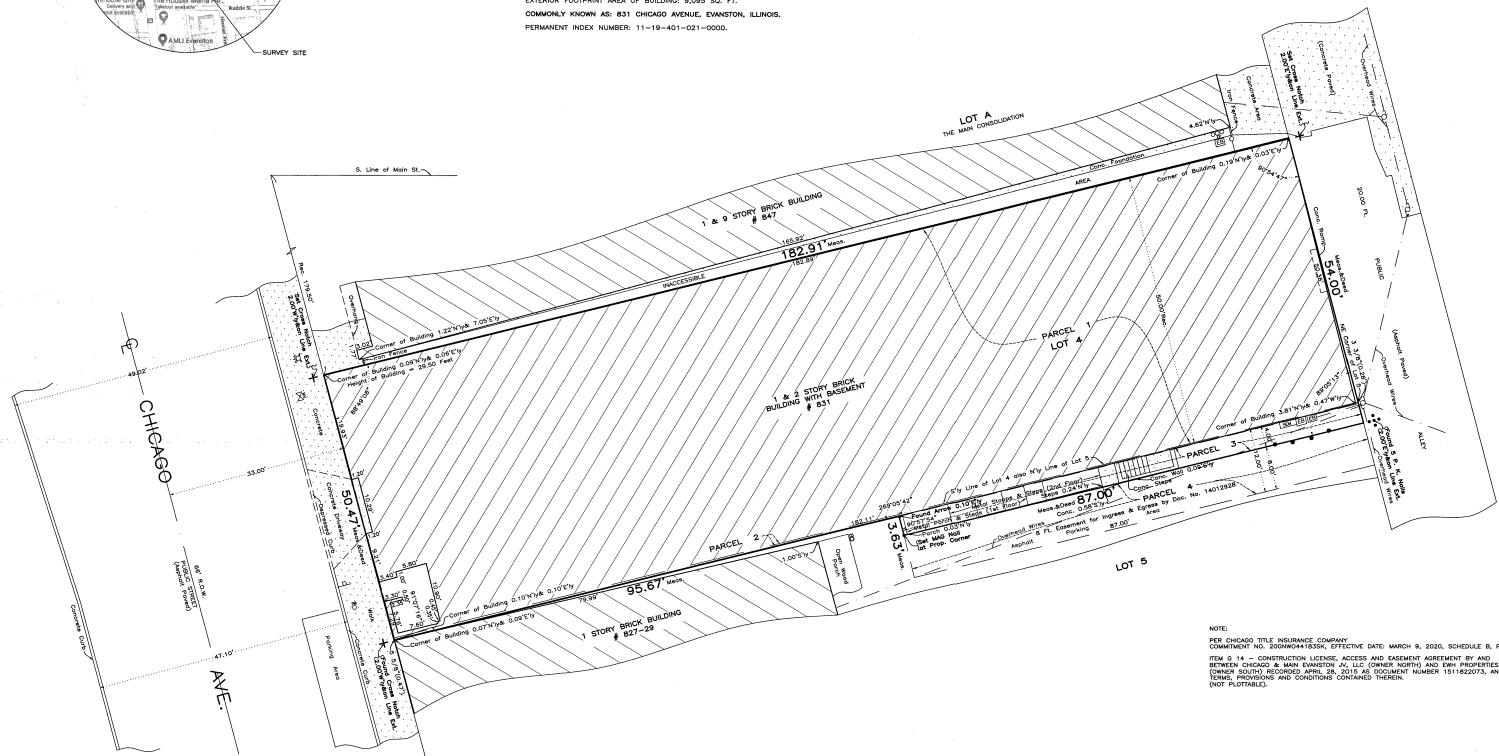
ALTA/NSPS LAND TITLE SURVEY

NORTH

GRAPHIC SCALE



PARCEL 1:
LOT 5 IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE NORTH QUARTER OF THE SOUTHEAST 1/4 SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
THE NORTHERN PORTION OF LOT 5 IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE NORTH QUARTER OF THE SOUTHEAST 1/4 SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 3:
THE NORTHERN 4 FEET OF THE EASTERN 87 FEET OF LOT 5 IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE NORTH QUARTER OF THE SOUTHEAST 1/4 SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 4:
EASMENT FOR INGRESS AND REGRESS OVER, UPON AND ACROSS THE SOUTHERNLY 8 FEET OF THE NORTHERLY 12 FEET OF THE EASTERN 87 FEET OF LOT 5 IN BLOCK 11 APRESSED FOR THE USE AND BENEFIT OF PARCEL 3 OF SAID 8 FOOT STRIP AS ESTABLISHED BY THE DEED IN TRUST FROM FLORIA A. PRASSAS TO CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, DEED RECORDED ON APRIL 1, 1947, AND RECORDED MARCH 13, 1947 AS DOCUMENT NUMBER 14012929.
LAND TOTAL AREA: 9,528 SQ. FT. = 0.219 ACRE.
EXTERIOR FOOTPRINT AREA OF BUILDING: 9,095 SQ. FT.
COMMONLY KNOWN AS: 831 CHICAGO AVENUE, EVANSTON, ILLINOIS.
PERMANENT INDEX NUMBER: 11-19-401-021-000.



BASIS: CHICAGO TITLE INSURANCE COMPANY.
DRAWN BY: KEVIN J. RIELLEY
EFFECTIVE DATE: MARCH 9, 2020.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
ORDER NO.: 20-092424
SCALE: 1 INCH = 10 FEET.
DATE OF FIELD WORK: April 16, 2020
ORDERED BY: KEVIN J. RIELLEY
Attorney at Law

LEGEND

□ - UTILITY POLE
☒ - WATER VALVE
☒ - TRAFFIC SIGN
☒ - FIRE HYDRANT
☒ - ELECTRIC BOX
☒ - GAS METER
☒ - ELECTRIC METER
☒ - PARKING METER
☒ - METAL POST
○ - DOWNSPOUT

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF THE CITY OF EVANSTON, ILLINOIS DATED August 15, 2009, THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "A".
(AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

NOTE:
- THERE ARE NO SURFACE PARKING SPACES ON THIS PROPERTY.



TO:
CLARK FIELDING
CHICAGO TITLE INSURANCE COMPANY
THE SURVEYOR AGREES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEYS FOR THE CHICAGO TITLE INSURANCE COMPANY, INC., AND THE NATIONAL ASSOCIATION OF SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(3), 7(1), 7(2), 8, 9 & 14 OF TABLE A THEREOF, THE DATE OF THIS SURVEY BEING April 16, 2020.
DATE OF PLAT: April 23, 2020.
S. J. RIELLEY
Signature of Surveyor
I, PROF. LAND SURVEYOR NUMBER 033-012618 MY LICENSE EXPIRES NOVEMBER 30, 2020.
Drawn by: J.R. SURVEYOR NUMBER 033-012618 MY LICENSE EXPIRES NOVEMBER 30, 2020.

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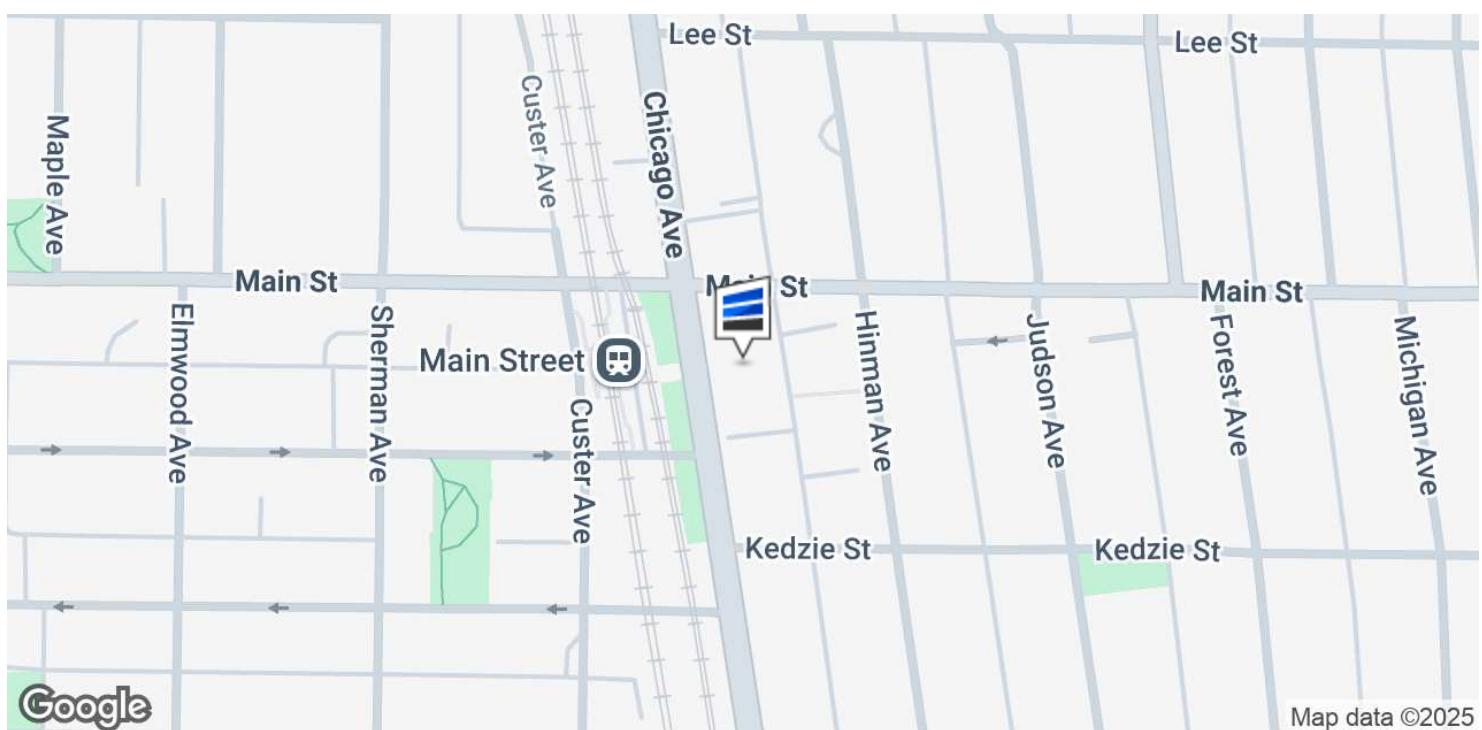
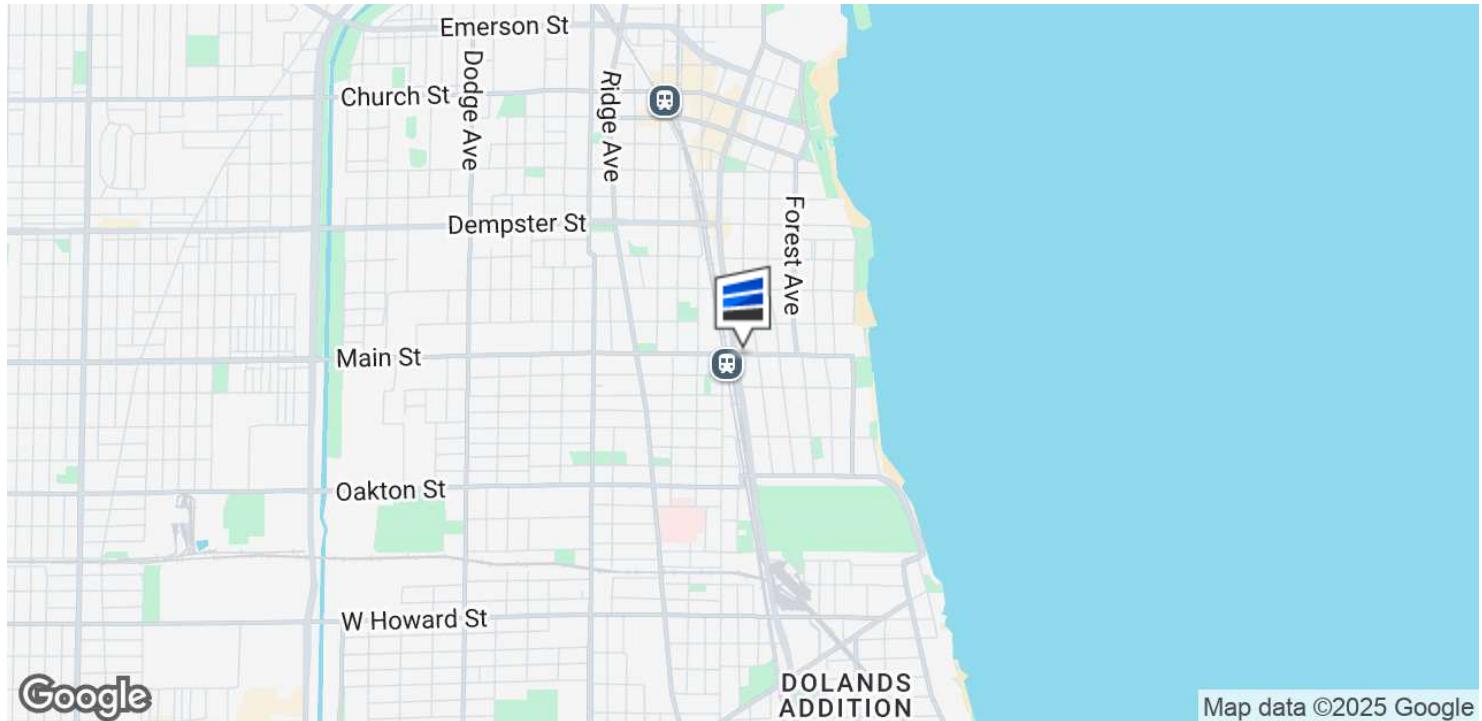
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Location Maps



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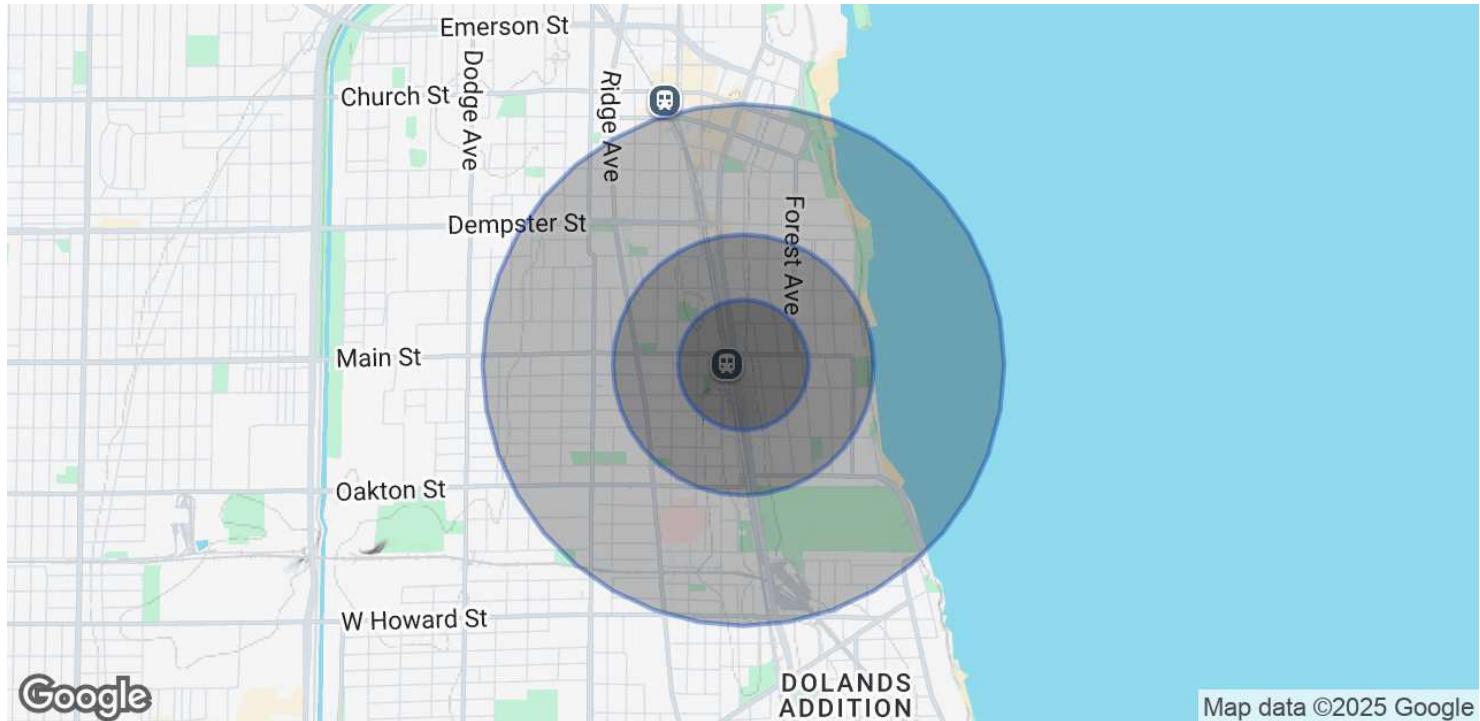
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Demographics Map & Report



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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,524	11,144	33,870
Average Age	37.9	39.1	39.0
Average Age (Male)	37.1	38.4	38.6
Average Age (Female)	39.2	39.7	39.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,896	5,458	16,101
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$111,879	\$130,678	\$110,515
Average House Value	\$371,231	\$456,252	\$402,916

* Demographic data derived from 2020 ACS - US Census

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C1-C2*

Commercial Districts

(Zoning Ordinance Sections 6-10-2, 6-10-3, 6-10-4
Updated August 2022)



***See Title 6, Chapter 10 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.**

PURPOSE STATEMENTS

C1 Commercial District

Provide appropriate locations for contemporary shopping developments. Uses such as commercial strips and shopping centers, characterized by large parking areas and multiple tenants are encouraged. The C1 district will allow front yard parking, but only with appropriate boundary landscaping.

C1a Commercial District

Provide locations for the development of mixed-use buildings consisting of retail oriented and offices uses on the ground level and offices uses and/or residential dwellings located above as well as multi-family residential. Higher floor area ratio and building height are permitted in the C1a district to encourage this type of development.

C2 Commercial District

Provide suitable locations for general business and commercial activities including automobile/recreational vehicle sales and services and other similar establishments that, due to their inherent nature, may create substantial negative impacts when located close to residential areas.

MINIMUM LOT SIZE

	C1	C1a	C2
Residential (square feet/dwelling unit)	No requirement	350	No requirement
Nonresidential	No requirement		

MINIMUM LOT WIDTH

	C1	C1a	C2
Uses within shopping center	100 ft.	150 ft.	No requirement
Uses not incorporated within shopping center	No requirement		

MAXIMUM BUILDING HEIGHT

	C1	C1a	C2
Feet	45	67	45

MAXIMUM FLOOR AREA RATIO

	C1	C1a	C2
FAR	1.0	4.0	1.0

YARD SETBACK REQUIREMENTS

Principal Structure		C1	C1a	C2
Front	All	None		5 ft.
Street Side	All	5 ft.	None	5 ft.
Interior Side, Abutting	Residential district	15 ft.		
	Nonresidential district	5 ft.	See end note ¹	5 ft.
Rear, Abutting	Residential District	15 ft.	10 ft.	15 ft.
	Nonresidential district	None		

Parking Setbacks		C1	C1a	C2
Front	All	See end note ²		5 ft.
Street Side	All	5 ft.		
Interior Side, Abutting	Residential district	10 ft.		
	Nonresidential district	5 ft.		
Rear, Abutting	Residential district	10 ft.		
	Nonresidential district	None		

SPECIAL PARKING REGULATIONS

Enclosed parking and appurtenant areas must be setback 20 feet from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for vehicle ventilation may be visible from abutting streets.

PERMITTED, SPECIAL, AND ADMINISTRATIVE REVIEW USES

	C1	C1a	C2
Administrative review uses – Section 6-3-5-16.B	S	S	S
Animal hospital	S	S	S
Aquaponics	S	S	S
Assisted living facility		S	
Automobile and recreational vehicle sales and/or rental			P
Automotive body repair establishment			S
Automobile repair service establishment	S		P
Automobile service station	S		P
Banquet hall	S	S	S
Brew pub	P	P	P
Business or vocational school	P	P	P
Cannabis craft grower	S	S	S
Cannabis dispensary	S	S	S
Cannabis infuser	S	S	S
Cannabis transporter	S	S	S
Car wash	S		S
Caterer	P	P	P
Commercial indoor recreation	P	P	P
Commercial outdoor recreation	S	S	P
Commercial parking garage			S
Commercial parking lot			S
Commercial shopping center	P	P	P
Convenience store	S	S	S
Craft alcohol production facility	S	S	S
Cultural facility	P	P	P
Daycare center – adult and child	S	S	S
Daycare center – domestic animal	S		S
Drive-through facility ³	S		S
Drive-through facility ⁸		S	
Dwellings ⁴		P	
Dwelling – Multiple-family		S	
Educational institution, private or public	P	P	P
Financial institution	P	P	P
Food store establishment	P	S	P
Food store establishment ⁵		P	
Funeral services excluding on-site cremation	S	S	P
Government institution	P	P	P
Hotel	S	P	S
Independent living facility		S	
Kennel	S		S
Live-work units – per Section 6-4-13	P	P	P

	C1	C1a	C2
Long-term care facility		S	
Media broadcasting station	S	S	S
Membership organization	S	S	S
Micro-Distillery	S	S	S
Neighborhood garden	P	P	P
Office	P	P ⁶	P
Office (at the ground floor)		AR	
Open sales lot	S	S	S
Payday loan or consumer loan establishment			S
Planned development	S	S	S
Public utility	P	P	P
Recording studio	P	S	P
Religious institution	P	P	P
Resale establishment	S	S	S
Residential care home – Category I ⁶ and Category II		S	
Restaurant – Type 1	P	P	P
Restaurant – Type 2	AR	AR	AR
Retail goods and services establishment	P	P	P
Retirement hotel		S	
Sheltered care home		S	
Tattoo and body art establishment – per Section 6-4-12	S	S	S
Trade contractor	S ⁷		P ⁷
Transitional shelter – per Section 6-3-5-11		S	
Urban Farm, rooftop	S	S	S
Wholesale goods establishment	S	S	P

P = Permitted Use **AR** = Administrative Review Use
S = Special Use = Not permitted, not eligible Special Use or Administrative Review Use

¹ No setback requirement for buildings less than 25 feet in height above grade; 5-foot setback required for building taller than 25 feet above grade.

² Parking and landscape setbacks subject to site plan review.

³ Accessory or principle.

⁴ Except that between Lee Street and Kedzie Street, dwellings are permitted above the ground floor only.

⁵ With hours of operation between 6:00 a.m. and 12 midnight.

⁶ When located above the ground floor.

⁷ Provided there is no outdoor storage.

⁸ Accessory only.

Advisor Biography



ROSS GOLDSTEIN

Managing Broker



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Evanston, IL 60202

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Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community. He also serves as a facilitator and active participant in The Mankind Project (<http://mankindproject.org/>). Ross was born and raised in Dallas, Texas, earned his degree in Economics at UCLA and currently enjoys living in Evanston, IL with his wife Anya.

Memberships & Affiliations

Business Broker - Licensed in Illinois

Education

UCLA - Los Angeles: B.A. in Economics
Study Abroad - Florence, Italy: Language and International Business
St. Marks School of Texas - Dallas, Texas

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Ross Goldstein - Closed Transactions



Retail				
Address	City	Price Sold	Represented	Size
851 W. Belmont Avenue	Chicago	\$2,800,000	Seller	15,000sf
855 W. Higgins Avenue	Schaumburg	1,600,000	Seller	14,000 sf
4732-44 W. Peterson Avenue	Chicago	1,500,000	Buyer & Seller	16,000sf
1615 Oak Street	Evanston	1,320,000	Seller	8,400 sf
4901 Oakton Street	Skokie	620,000	Seller	4,000 sf
6517 N. Lincoln Avenue	Lincolnwood	400,000	Seller	13,000 sf
5030 W. Lawrence Avenue	Chicago	370,000	Seller	7,400 sf
4443 W. Oakton Street	Skokie	338,000	Seller	3,000 sf
3040 N. Central Avenue	Chicago	275,000	Seller	3,000 sf
1922 E. 71st Street	Chicago	260,000	Seller	3,000 sf
865 Elmhurst Road	Des Plaines	250,000	Buyer & Seller	5,800 sf
5409 W. Diversey Avenue	Chicago	215,000	Seller	4,500 sf
2407 E. 79th Street	Chicago	200,000	Buyer & Seller	2,500 sf
1628 N. Pulaski Road	Chicago	120,000	Buyer & Seller	3,000 sf
1909 Howard Street	Evanston		Tenant & Landlord	2,100sf
4917 Oakton Street	Skokie		Tenant	2,000 sf
716 Main Street	Evanston		Landlord	1,200sf
4403 N. Broadway	Chicago		Landlord	1,200 sf

Office				
3420 W. Peterson Avenue	Chicago	\$750,000	Seller	5,100 sf
7124 W. Touhy Avenue	Niles	560,000	Seller	3,000 sf
4520 W. Lawrence Avenue	Chicago	429,000	Seller	3,000 sf
900 N. Franklin Street	Chicago		Tenant	2,500 sf
250 S. Northwest Highway	Park Ridge		Tenant	6,700 sf

Mixed-Use				
1001 Davis Street	Evanston	\$2,550,000	Buyer & Seller	17,000 sf
9101 S. Ashland Avenue	Chicago	972,000	Seller	29,000 sf
5120 W. Grand Avenue	Chicago	957,500	Seller	21,500 sf
1610 Maple Avenue	Evanston	755,000	Buyer & Seller	9,000 sf

Industrial				
246 Woodwork Road	Palatine	\$640,000	Seller	12,000 sf
5620 W. Howard Street	Skokie	630,000	Seller	4,100 sf
2141 Foster Avenue	Wheeling	350,000	Buyer	10,000 sf
4551 W. Diversey Street	Chicago	237,500	Buyer & Seller	5,300 sf
2627 N. Kildare Avenue	Chicago		Tenant & Landlord	8,500sf
8220 N. Lehigh Avenue	Morton Grove		Tenant	14,000 sf

Multi-Family				
4850 S. Drexel Boulevard	Chicago	\$2,440,000	Buyer & Seller	42 units
3821 N. Monticello Avenue	Chicago	822,500	Seller	9 units
3336 N. Laramie Avenue	Chicago	770,000	Seller	10 units
1248 W. 83rd Street	Chicago	700,000	Seller	12 units
448 E. 80th Street	Chicago	675,000	Seller	13 units
1448 W. 83rd Street	Chicago	640,000	Seller	12 units
541 E. 80th Street	Chicago	540,000	Seller	9 units
8155 S. Marshfield Avenue	Chicago	450,000	Buyer & Seller	18 units

Land				
1302 S. 54th Avenue	Cicero	\$338,000	Buyer	56,800sf
1047 W. Garfield Street	Oak Park	200,000	Buyer & Seller	6,650sf
26 S. Chestnut Avenue	Arlington Heights	200,000	Buyer	8,700sf

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