

**FOR SALE: ±2,093 SF WICKER PARK
COMMERCIAL CONDO**

1925 W. Division St.

CHICAGO, ILLINOIS 60622



PROPERTY HIGHLIGHTS:

- ± 2,093 SF Commercial Condo
 - 1st Floor: ± 1,023 SF with 10'10" & 13'0" Finished Ceiling Heights
 - Open Space, Storage, and a Half Bathroom
 - Basement: ± 1,070 SF with 7'4" Finished Ceiling Height
 - Open Areas, 1 Private Office, Full Bathroom, Kitchen, and Utility Room w/ Washer/Dryer
- No Property Taxes (Currently Owned by a Tax-Exempt Entity)
- B3-2 Zoning / Alderman Daniel La Spata (1st Ward)
- Located in the Premier Shopping and Nightlife District of Wicker Park
- CTA Blue Line: ~2,345 feet to Division Stop & ~2,512 feet to Damen Stop
- **ASKING PRICE: \$600,000**

Elise O'Connor

Transwestern

Cell: 913-526-8176

Office: 312-558-3876

elise.oconnor@transwestern.com

David P. Kimball

Transwestern

Cell: 615-516-4827

Office: 312-558-3858

david.kimball@transwestern.com

Property Overview

Address: 1925 W Division St, Unit 6, Chicago, IL 60622

Cross Streets: SEC of Division St and Winchester Ave (One Block East of Damen Ave)

Property Type: Ground Floor and LL Commercial Condo (Unit 6) with Residential Condominiums Above

Total # of Bldg. Units: 1 Commercial (Unit 6) and 5 Residential (Units 1 to 5)

Unit 6 Condo%: 26.84%

Price: \$600,000

Condo SF ± 2,093 SF

Space Dimensions: 23' x 46'

	<u>Floor SF</u>	<u>Finished Ceiling Heights</u>
Floors: 1st:	± 1,023 SF	10'10" & 13'0"
LL:	± 1,070 SF	7'4"
Total:	± 2,093 SF	

Parking: None

Distance to CTA Stop: ~2,345 feet to CTA Blue Line (Division Stop)
 ~2,512 feet to CTA Blue Line (Damen Stop)
 ~295 feet to CTA Bus #70 (Division)
 ~436 feet to CTA Bus #50 (Damen)

Ward: 1st - Alderman Daniel La Spata

Tax ID Pin: 17-06-401-045-1006

Taxes: NA

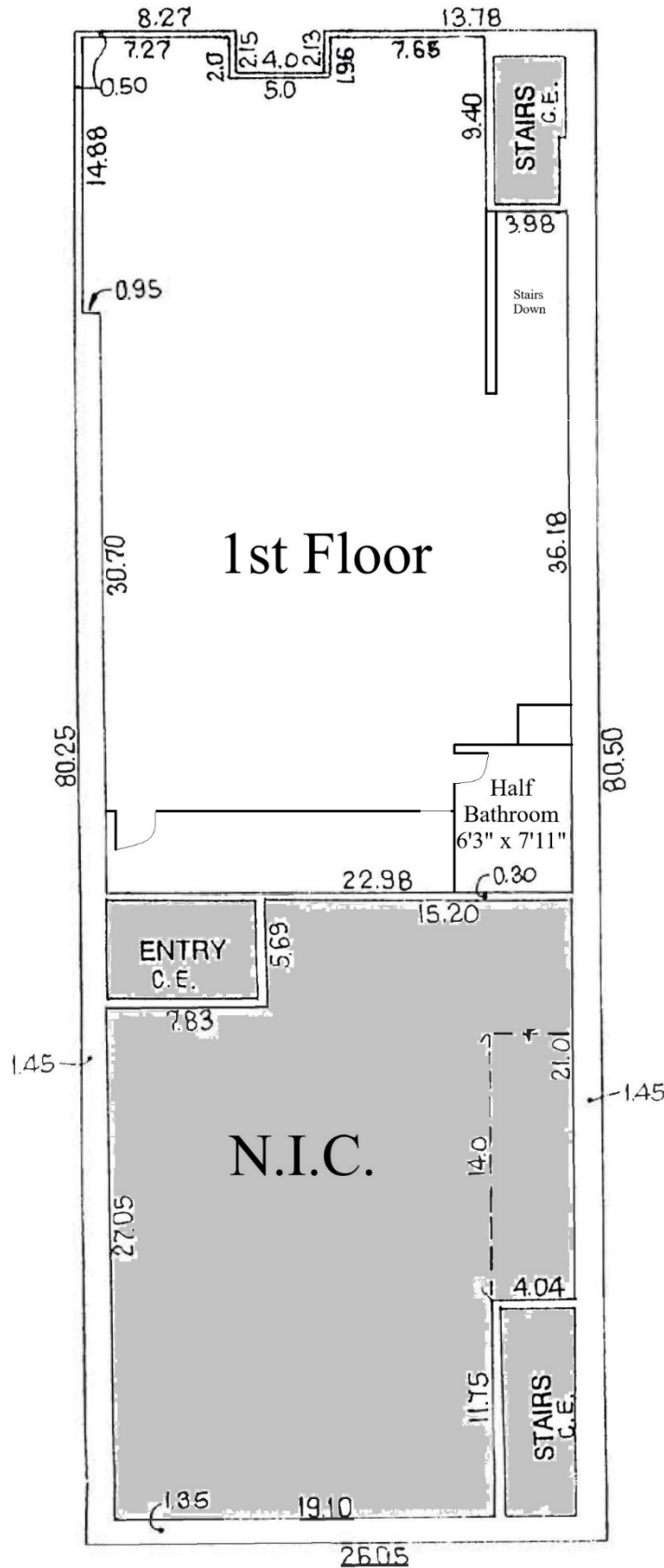
Zoning: B3-2

Special Service Area (SSA): Wicker Park Bucktown Special Service Area (WPB SSA #33) business improvement district

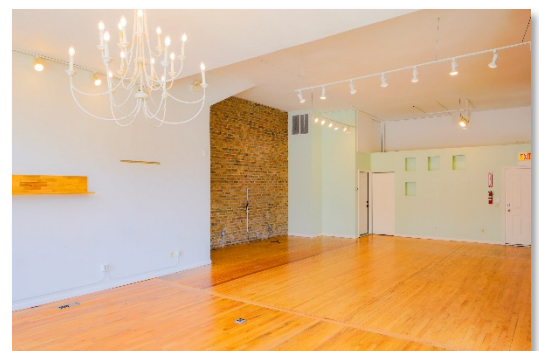
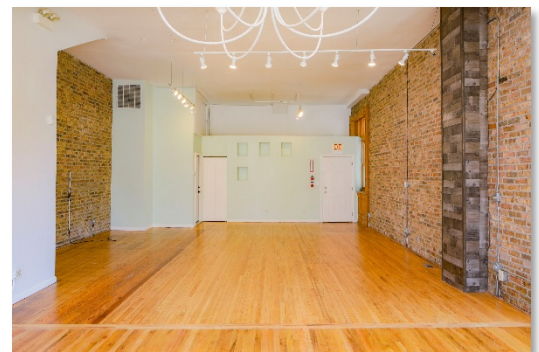
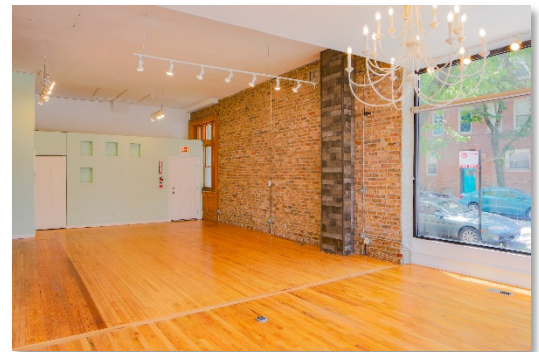
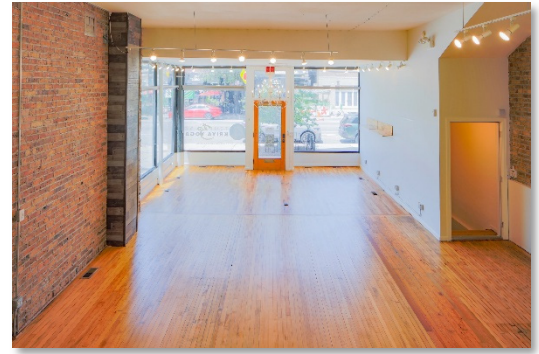


1st Floor: ± 1,023 SF

10'10" to 13'0" Finished Ceiling Height

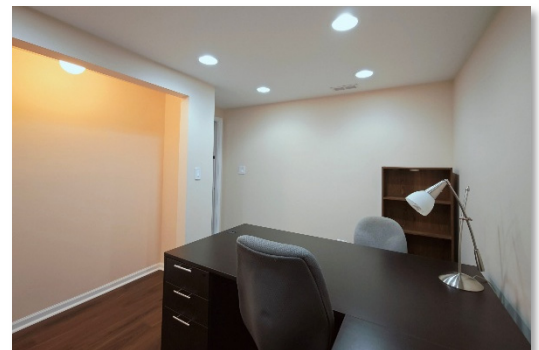
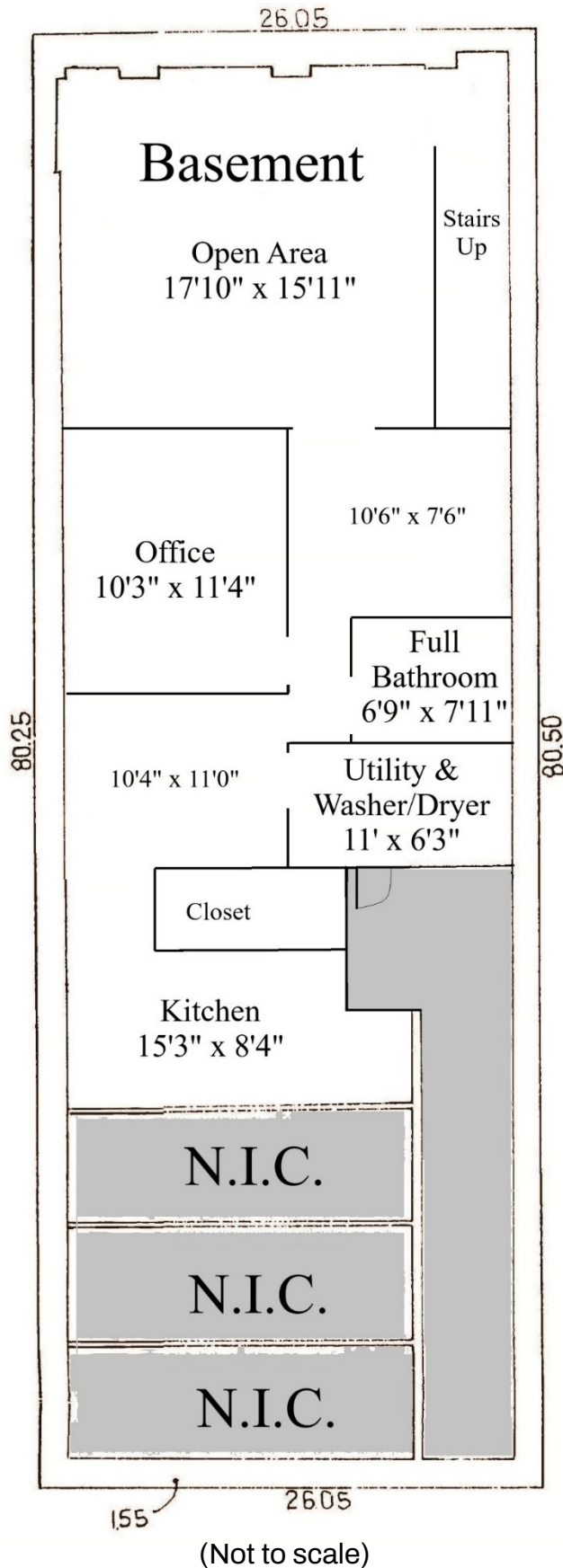


(Not to scale)



Basement: ± 1,070 SF

7'4" Finished Ceiling Height



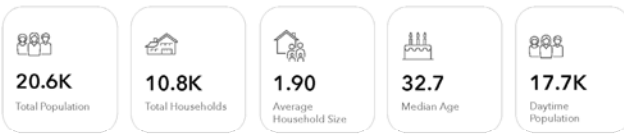
Building Photos



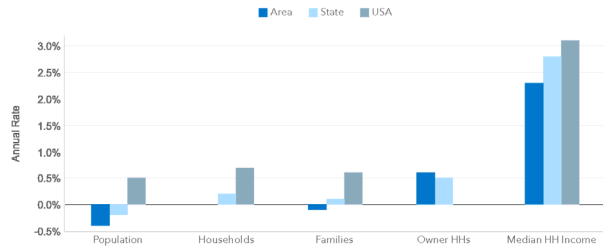
Demographics

Demographic and Income Profile | 1925 W Division St, Chicago, Illinois, 60622 | Ring: 0.5 mile radius

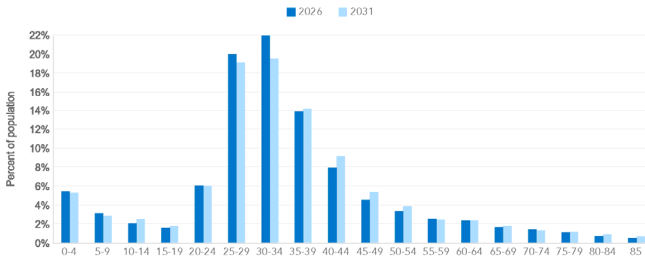
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



Population by Age



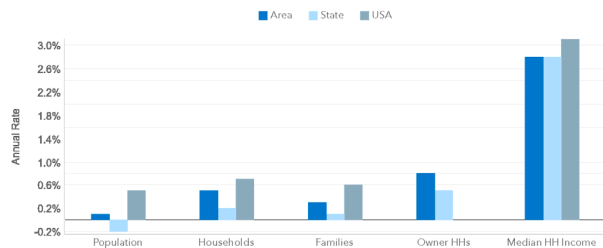
Source: Esri forecasts for 2026 and 2031, U.S. Census Bureau 2020 decennial Census data. © 2026 Esri

Demographic and Income Profile | 1925 W Division St, Chicago, Illinois, 60622 | Ring: 3 mile radius

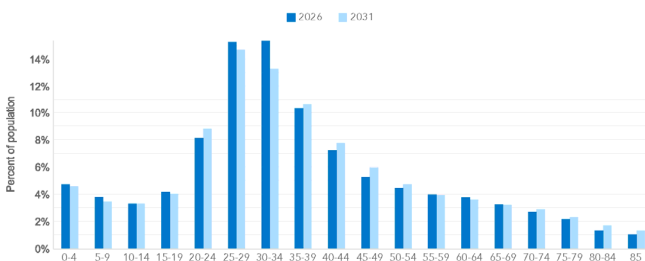
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



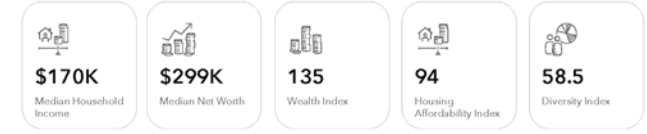
Population by Age



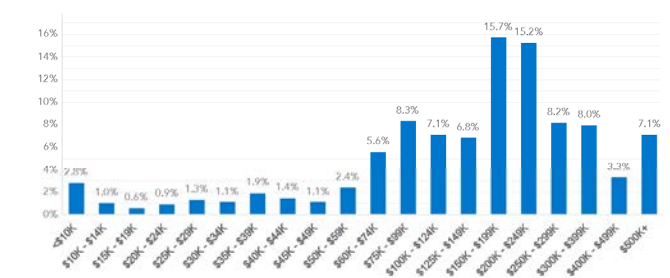
Source: Esri forecasts for 2026 and 2031, U.S. Census Bureau 2020 decennial Census data. © 2026 Esri

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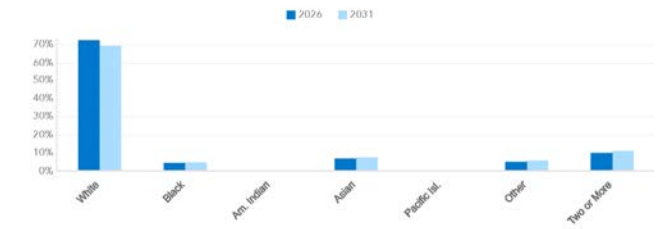
Key Indicators for 2026



Households by Income for 2026



Population by Race



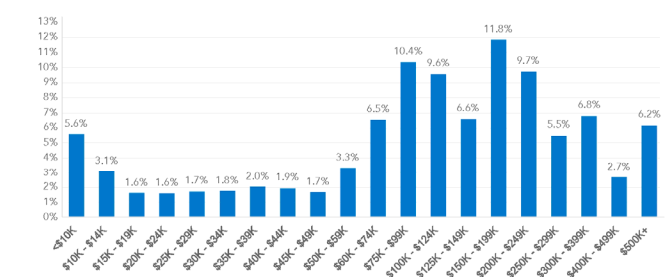
Source: Esri forecasts for 2026 and 2031, U.S. Census Bureau 2020 decennial Census data. © 2026 Esri

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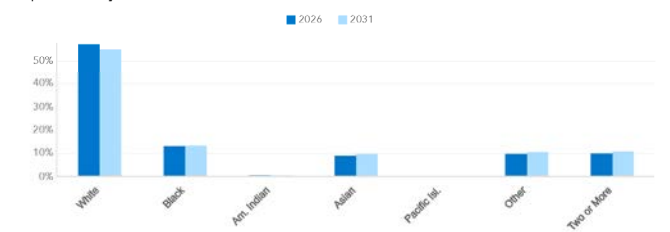
Key Indicators for 2026



Households by Income for 2026

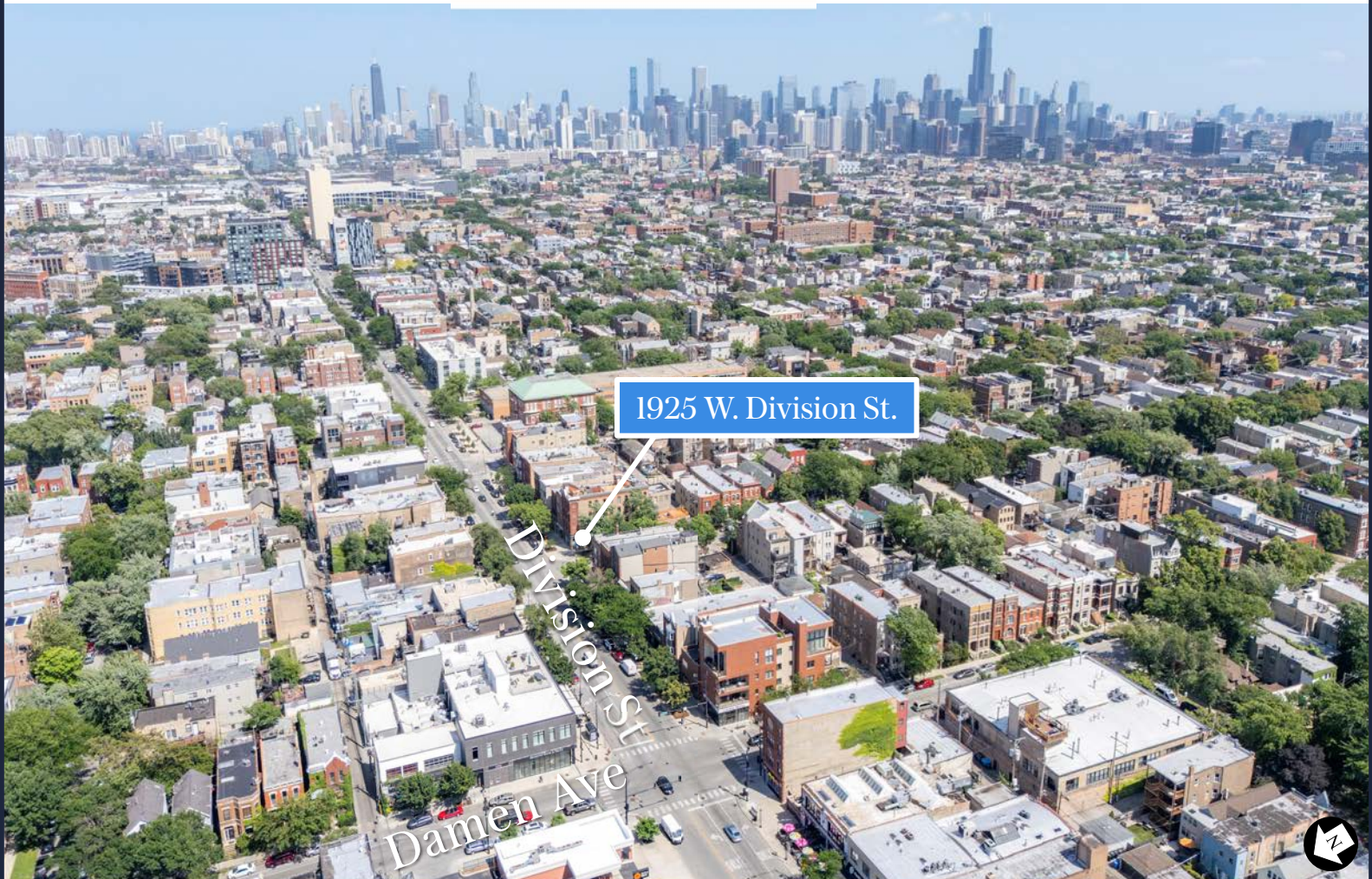
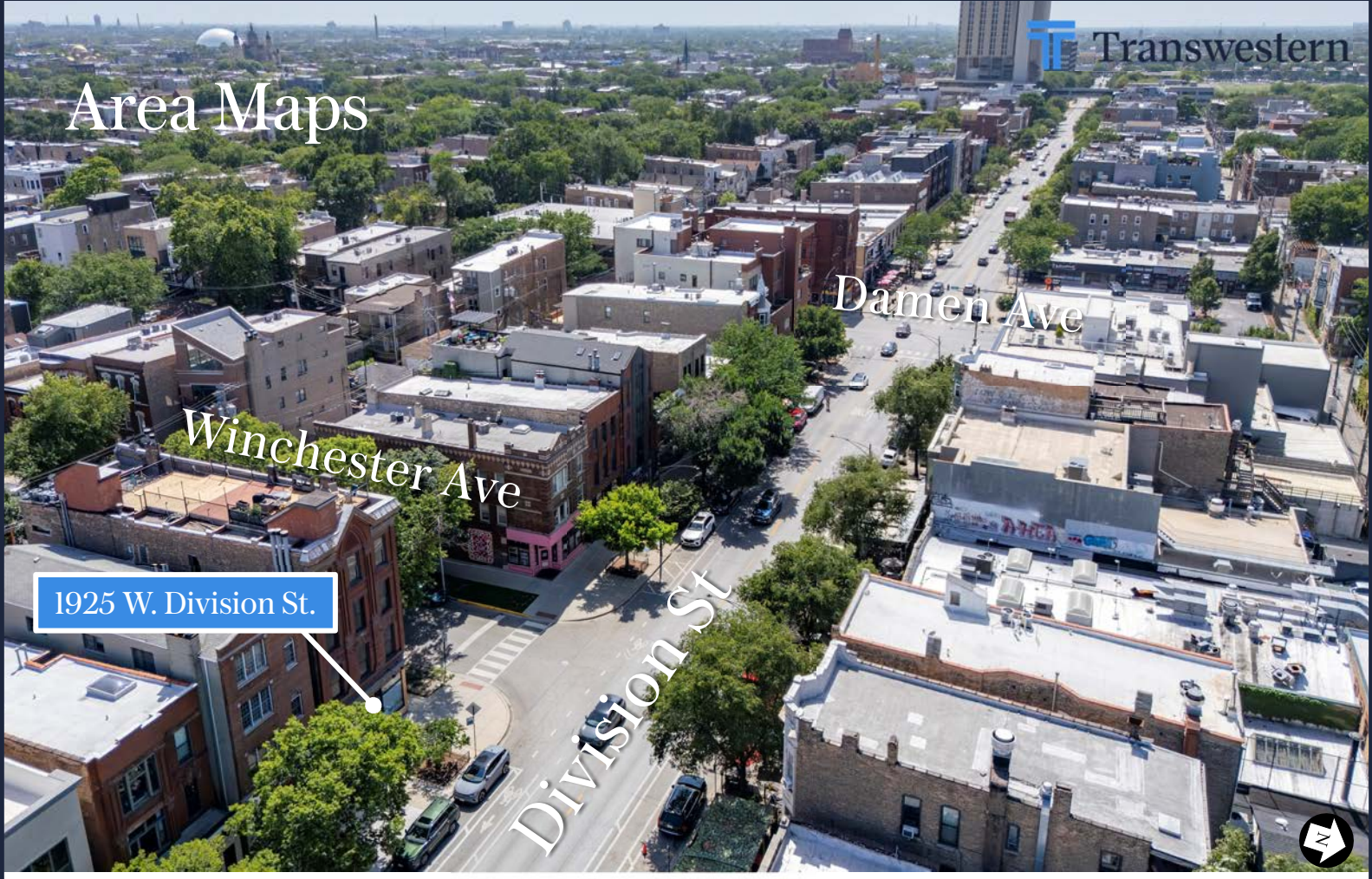


Population by Race



Source: Esri forecasts for 2026 and 2031, U.S. Census Bureau 2020 decennial Census data. © 2026 Esri

Area Maps





David P. Kimball

Vice President
C: (615) 516-4827
O: (312) 558-3858
david.kimball@transwestern.com

Elise O'Connor

Assistant Vice President
C: (913) 526-8176
O: (312) 558-3876
elise.oconnor@transwestern.com

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Chicago, Illinois 60654

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