

FOR SALE | MULTIFAMILY

JAMESON.

648 W. WEBSTER AVE.

SALE OVERVIEW

SALE PRICE: \$1,499,000

LOT SIZE: 3,200 SF

BUILDING SIZE: 3,700 SF

YEAR BUILT: 1885

ZONING: RM 4.5

MARKET: Chicago's Lincoln Park Neighborhood

CROSS STREETS: Webster Ave. and Orchard St.



AREA HIGHLIGHTS

- Oz Park
- Lincoln Park Zoo
- Abraham Lincoln Elementary School
- Lincoln Park High School

AREA TENANTS

- Starbucks
- DePaul University
- Summer House
- The Steppenwolf Theater
- Gepperth's Market
- The Athenian Room
- Alinea
- Dairy Queen

TRANSPORTATION HIGHLIGHTS

- Close to Armitage/Sheffield Train Stop
- Close to Fullerton Ave Bus Stop
- Approximately 6 minutes to LSD
- Approximately 10 minutes to 90/94

PROPERTY DESCRIPTION

This offering consists of a well maintained, two unit, owner occupied building located on Webster Ave. at Orchard St., across the street from Oz Park. The first floor apartment is rented on a month to month basis and the second and third floors were converted to the owners unit in approximately 2001. This brick building has all separate utilities and the first floor apartment was renovated approximately three years ago with a new furnace, hot water heater and more. This is a turn key rental property but with tremendous renovation or redevelopment potential. Please call for additional details.

PROPERTY HIGHLIGHTS

- Rarely Available Webster Ave./Oz Park Location
- Well Maintained Brick Building
- Owner's Unit on 2nd and 3rd Floors
- Zoned RM 4.5
- Lot Size Approximately 25 X 128 = 3,200 sf.
- Property Can Be Renovated or Re-Developed

AERIAL & STREET DETAIL

648 W. WEBSTER AVE.

OZ PARK/LINCOLN SCHOOL DISTRICT, CHICAGO, IL 60614

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JAMESON COMMERCIAL REAL ESTATE

425 West North Avenue | Chicago, IL 60610

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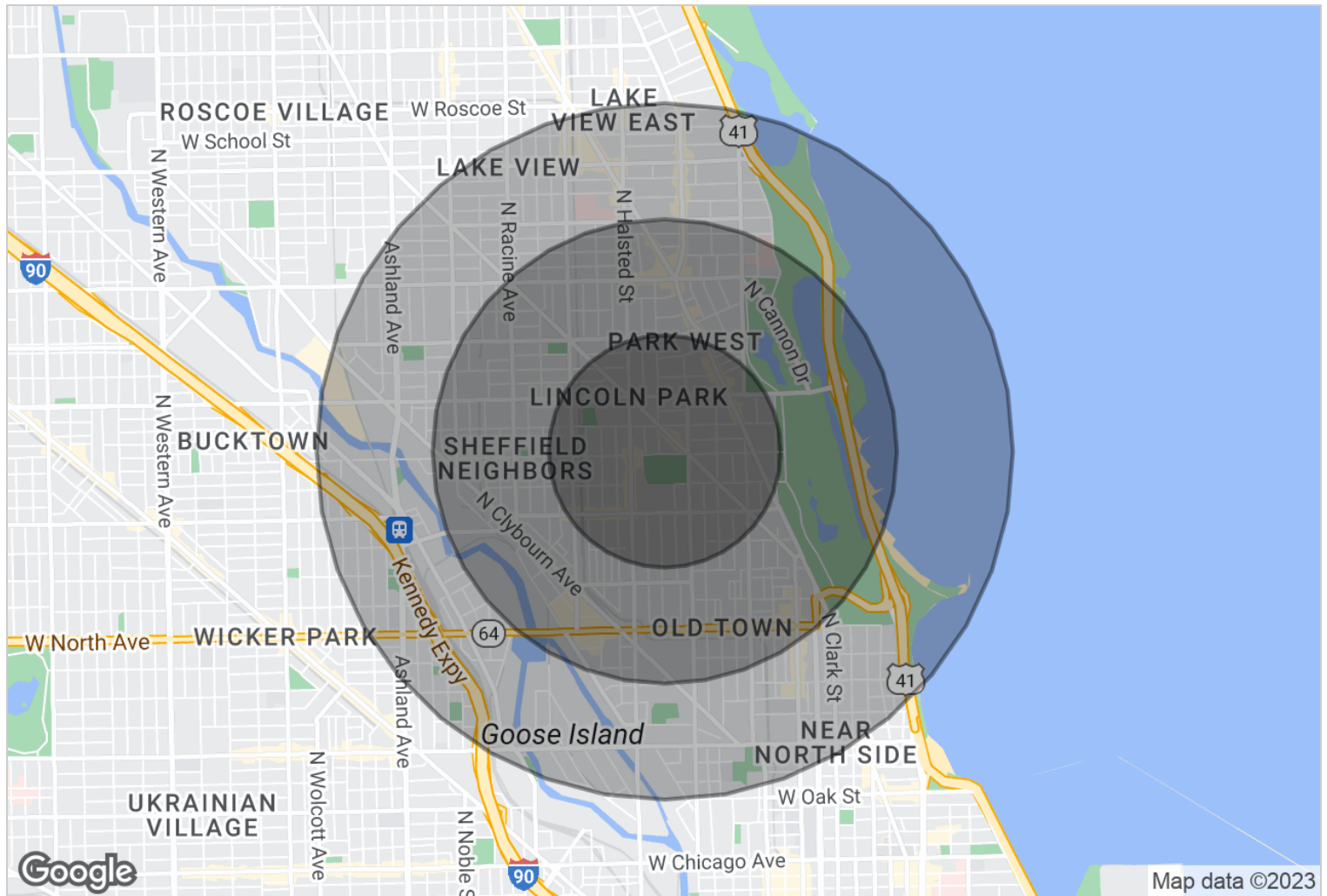
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DEMOGRAPHICS MAP

648 W. WEBSTER AVE.

OZ PARK/LINCOLN SCHOOL DISTRICT, CHICAGO, IL 60614

JAMESON.



2010 STATISTICS	0.5 Miles	1 Mile	1.5 Miles
Total Population	19,975	71,657	139,042
Total Number of Households	10,418	36,697	74,282
Average Household Income	\$144,374	\$129,724	\$121,161
Median Age	29.8	30.0	31.9

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DEMOGRAPHICS REPORT

648 W. WEBSTER AVE.

OZ PARK/LINCOLN SCHOOL DISTRICT, CHICAGO, IL 60614

JAMESON.

DEMOGRAPHICS	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	19,975	71,657	139,042
MEDIAN AGE	29.8	30.0	31.9
MEDIAN AGE (MALE)	30.6	30.8	32.6
MEDIAN AGE (FEMALE)	28.5	29.5	31.5
TOTAL HOUSEHOLDS	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	10,418	36,697	74,282
# OF PERSONS PER HH	1.9	2.0	1.9
AVERAGE HH INCOME	\$144,374	\$129,724	\$121,161
AVERAGE HOUSE VALUE	\$709,135	\$700,583	\$602,473

POPULATION	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION - White	17,472	59,502	113,802
TOTAL POPULATION - Black	734	4,764	11,642
TOTAL POPULATION - Hispanic	730	3,733	8,383
TOTAL POPULATION - Asian	1,312	4,889	8,663
TOTAL POPULATION - Hawaiian	5	29	45
TOTAL POPULATION - Indian	4	161	274
TOTAL POPULATION - Other	128	1,087	2,509

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