

An aerial photograph of a city street corner. A building with a flat roof is highlighted with a yellow fill and a red border. The surrounding area includes other brick buildings, a street with parked cars, and utility poles. A blue banner with the text 'For Sale' is overlaid on the left side of the image.

For Sale

1850 W. North Ave, Chicago, Il 60622

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Subject To Offer

Freestanding 1,500 sf building zoned C1-2 located in Bucktown just East of the six-corners. Located along North Ave. and surrounded by local and national tenants. The site offers high open ceilings, mezzanine, basement, and a newer roof. The property is located within a one-minute drive from the Damen Station (blue line) and a three-minute drive to Cylbourn Station Commuter Rail.

Contact us:

Brad Belden
Senior Vice President
847 698 8232
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	1,500 SF
Site	1,942 SF
Lot Size:	1,942 SF
Zoning:	C1-2
Market:	Chicago
Submarket:	Bucktown/Wicker Park
Traffic Count:	20,700
Taxes	\$13,547
Parking	2
Bathrooms	1

PROPERTY OVERVIEW

Freestanding 1,500 sf building zoned C1-2 located in Bucktown just East of the six-corners. Located along North Ave. and surrounded by local and national tenants. The site offers high open ceilings, mezzanine, basement, and a newer roof. The property is located within a one-minute drive from the Damen Station (blue line) and a three-minute drive to Clybourn Station Commuter Rail.

PROPERTY HIGHLIGHTS

- Zoned C1-2 - More Acceptable Uses
- Dense urban Retail Mix-Use Area
- 20,700 VPD on North Ave.
- HH Income \$133,517
- Average Home Value \$617,523
- 1 Minute Drive to Damen Station (Blue Line)
- Walkers Paradise Score of 99
- Excellent Transit Score of 97

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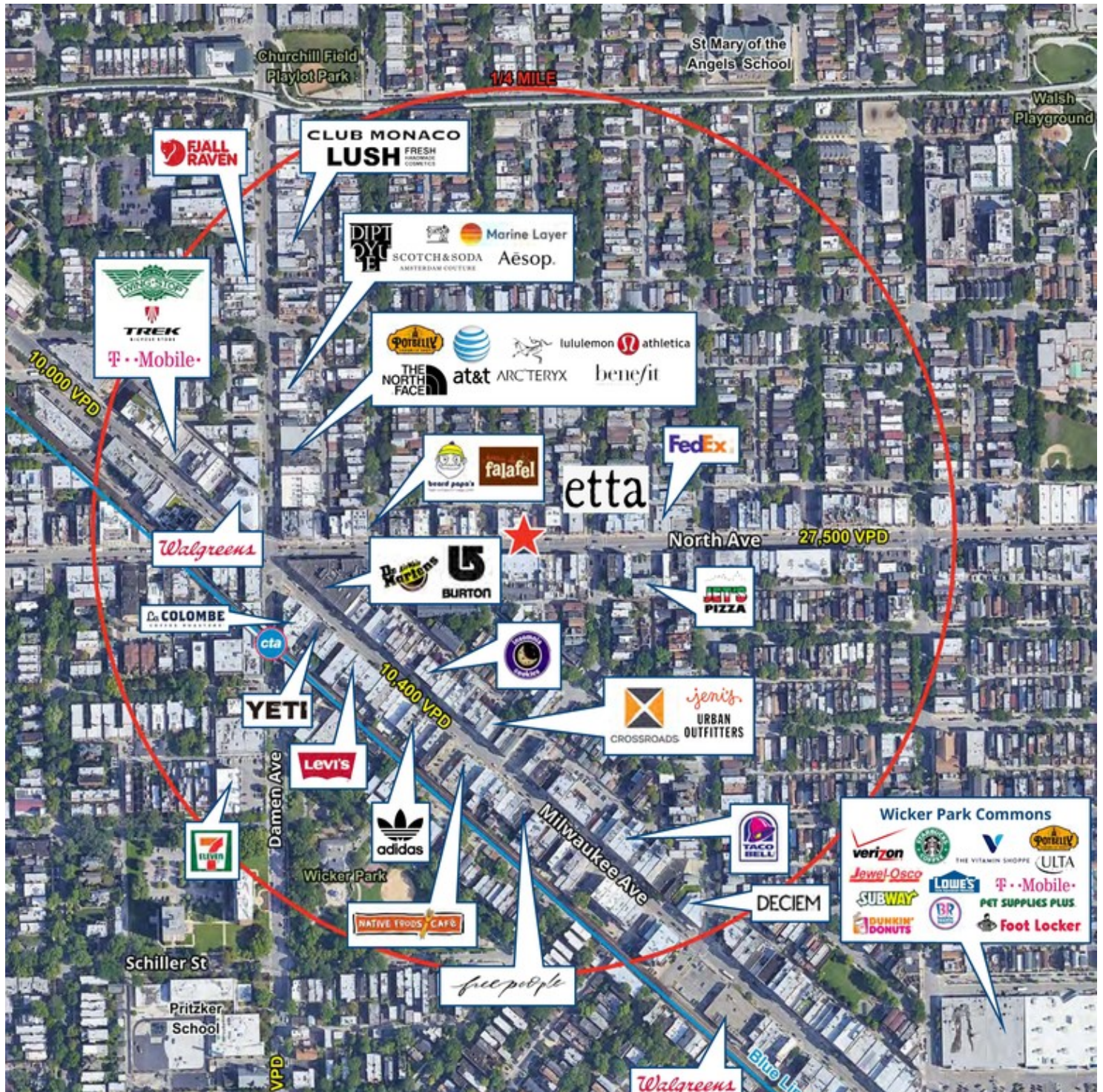
ADDITIONAL PHOTOS



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RETAIL MAP



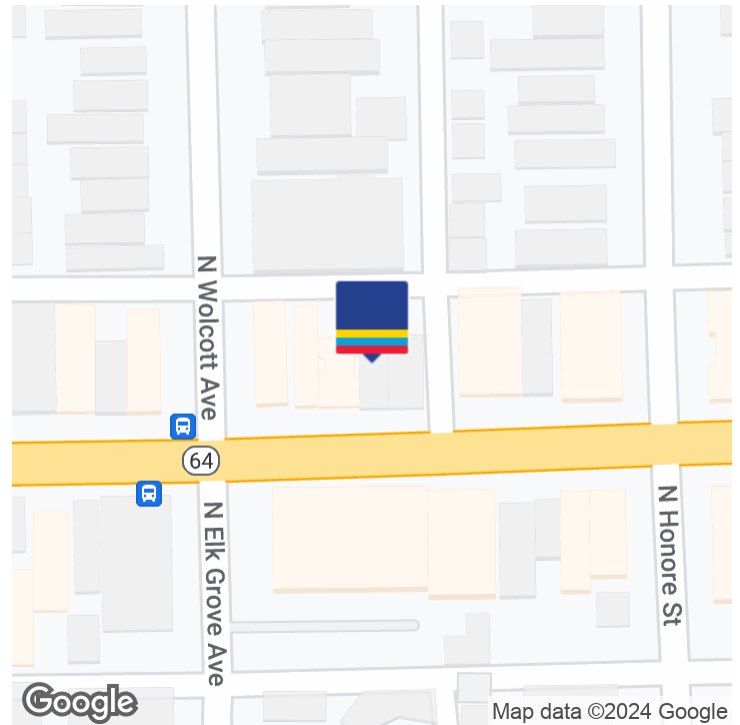
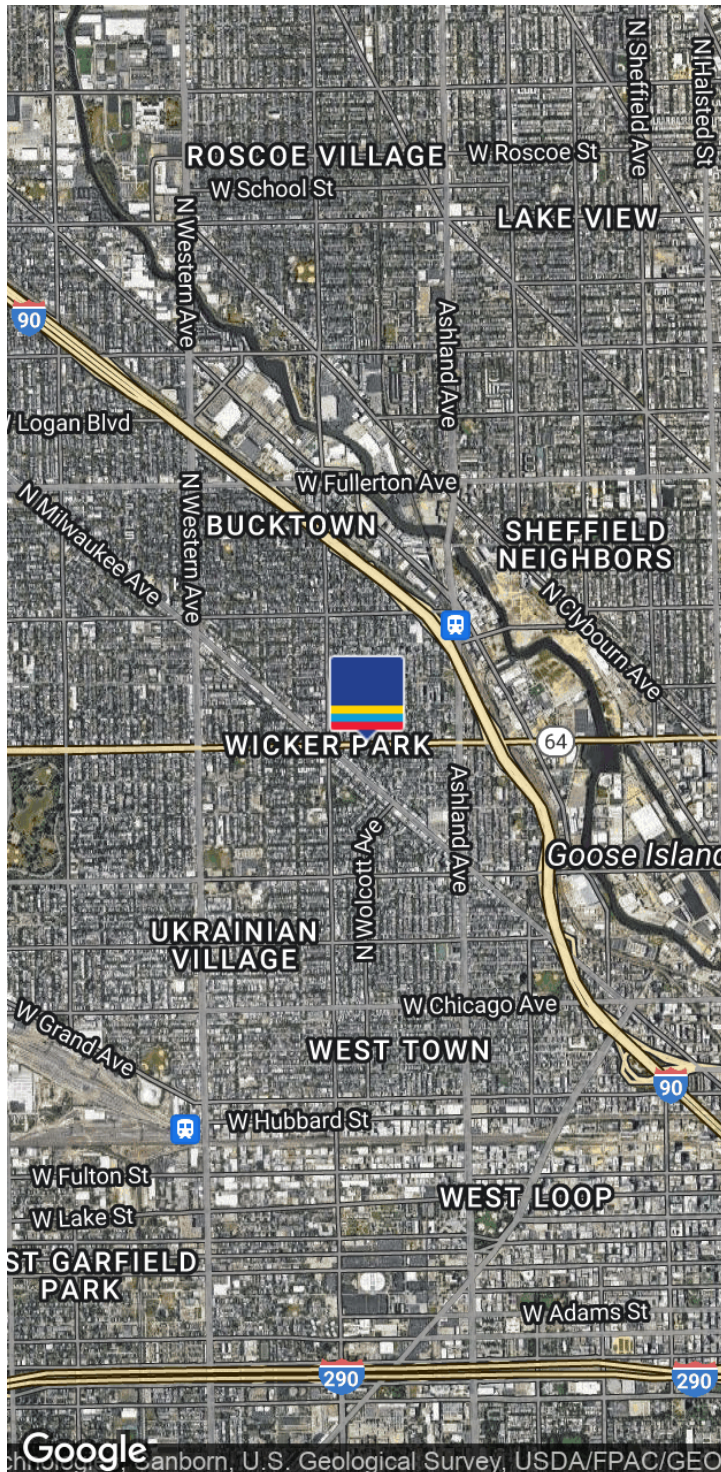
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LOCATION MAP



LOCATION OVERVIEW

Bucktown is a neighborhood in Chicago, Illinois with a population of 13,302. Bucktown is in Cook County and is one of the best places to live in Illinois. Living in Bucktown offers residents an urban suburban mix feel and most residents rent their homes. In Bucktown there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Bucktown and residents tend to be liberal.

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PROPERTY DETAILS



1,500 SF
Building Size



1,942 SF
Lot Size



C1-2
Zoning



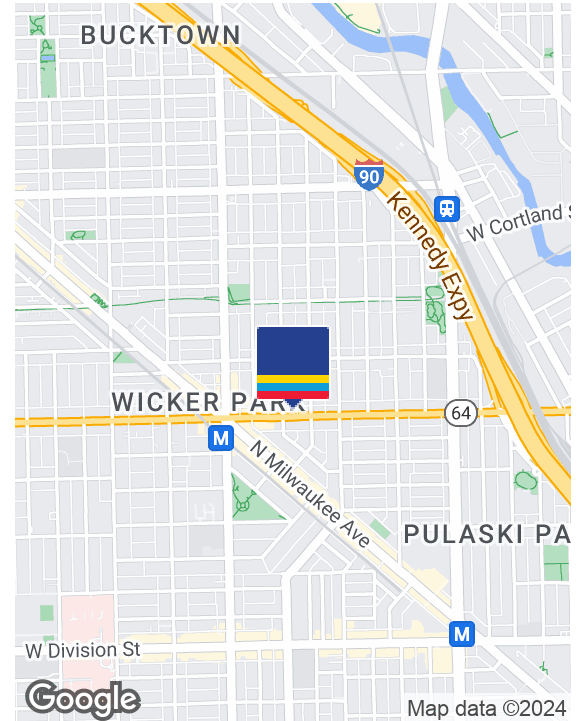
99
Walking Score



\$133,517
Median HH Income



97
Transportation Score



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AREA RETAILERS:

- Walgreens
- The North Face
- Arcteryx
- Lululemon
- Trek
- Yeti
- Burton
- Dr. Martin's
- Chase Bank
- FedEx
- Levi's
- Adidas

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