

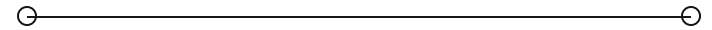


**SALE**

# 1934 W. North Avenue

**1934 W. NORTH AVENUE**

Chicago, IL 60622



**PRESENTED BY:**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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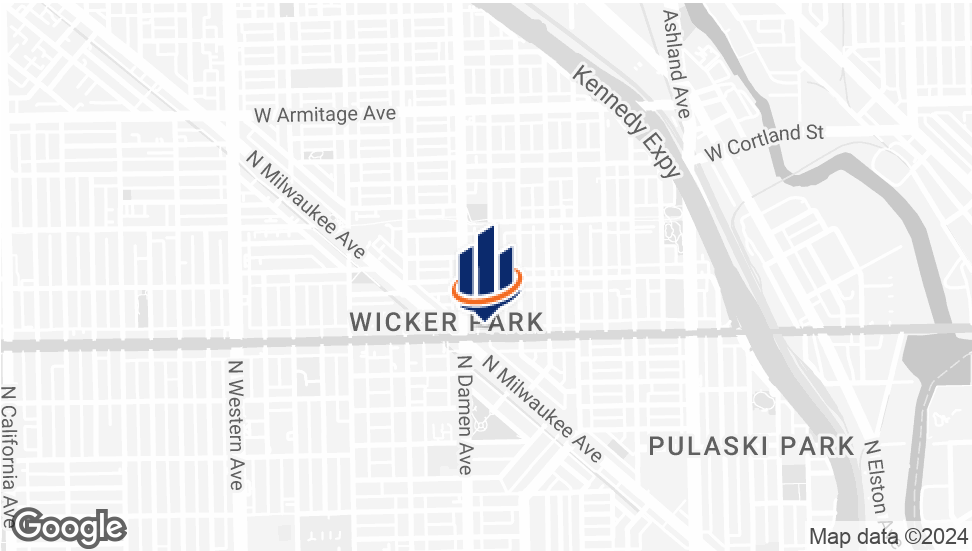
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	15,200 SF
YEAR BUILT/RENOVATED:	1909/2017
ZONING:	C1-2
SUBMARKET:	Wicker Park
TRAFFIC COUNT:	23,900
VIRTUAL TOUR:	<a href="#">View Here</a>

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer a rare redevelopment opportunity in Wicker Park for SALE. Located at 1934 W. North Avenue, the subject building sits one block from the main intersection of North/Milwaukee/Damen which is the epicenter of Chicago’s bustling Wicker Park neighborhood. It’s near many national retailers, local boutiques, and restaurants and offers great proximity to transportation with the Damen Blue Line stop, North Avenue bus, and Interstate 90/94. The brick loft building is 3 floors with a usable lower level all approximately 3,800 SF for a total of approximately 15,200. It offers plenty of natural light, high ceilings, open layouts, and signage opportunities. A small adjacent surface parking lot is also included. Please view the Matterport Tour here: <https://my.matterport.com/show/?m=m5D9MWeiZE>. Contact advisors for further details.

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# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

<b>STREET ADDRESS</b>	1934 W. North Avenue
<b>CITY, STATE, ZIP</b>	Chicago, IL 60622
<b>SUB-MARKET</b>	Wicker Park
<b>CROSS-STREETS</b>	North Avenue / Winchester Avenue

## PROPERTY HIGHLIGHTS

- Wicker Park Redevelopment Opportunity for SALE
- One Block from North/Milwaukee/Damen
- Brick Loft Building
- 15,200 SF Building
- 3,800 SF per Floor
- Open Layouts
- High Ceilings
- Large Windows for Natural Light
- Signage Opportunities
- Parking Available
- Zoned C1-2
- Great Access to Transportation
- Surrounded by Many National Retailers, Local Boutiques, and Restaurants
- Matterport Tour - <https://my.matterport.com/show/?m=m5D9MWeiZE>



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PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
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PROPERTY INFORMATION

ZONING	C1-2
PROPERTY SUBTYPE	Street Retail
LOT SIZE	4,841 SF
APN #	14-31-424-043-0000; 14-31-424-048-0000
LOT FRONTAGE	48.4 ft
LOT DEPTH	80 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	23900
TRAFFIC COUNT STREET	North Avenue
TRAFFIC COUNT FRONTAGE	48
PROPERTY TYPE	Mixed-Use

BUILDING INFORMATION

BUILDING SIZE	15,200 SF
TENANCY	Single
CEILING HEIGHT	14 ft
MINIMUM CEILING HEIGHT	10 ft
NUMBER OF FLOORS	4
AVERAGE FLOOR SIZE	3,800 SF
YEAR BUILT	1909
YEAR LAST RENOVATED	2017
NUMBER OF BUILDINGS	1

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	5

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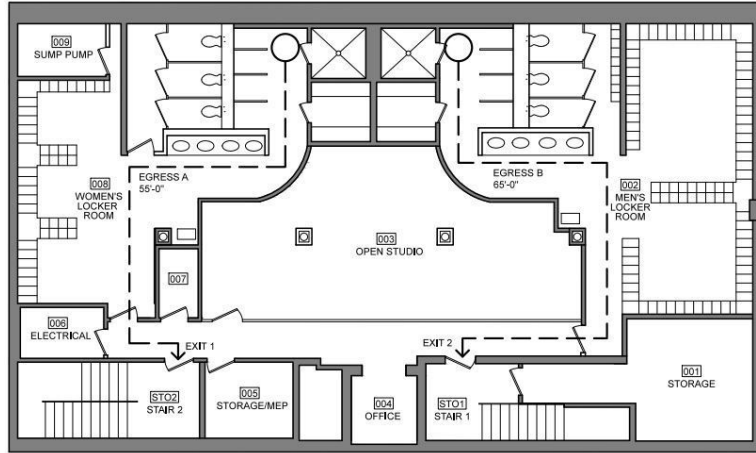
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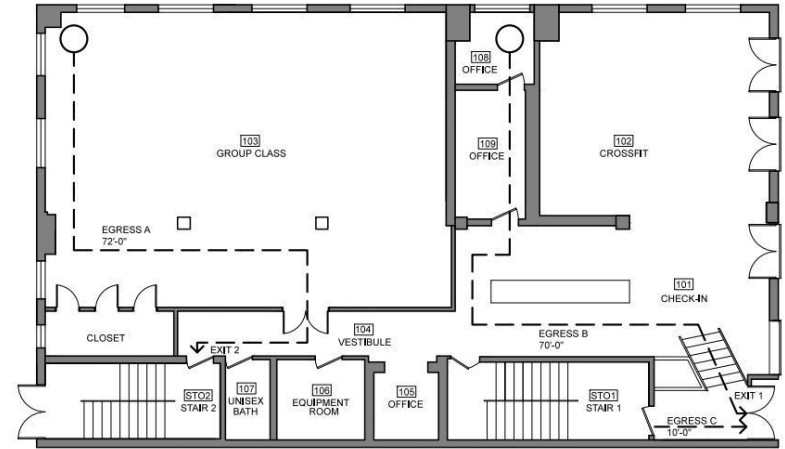
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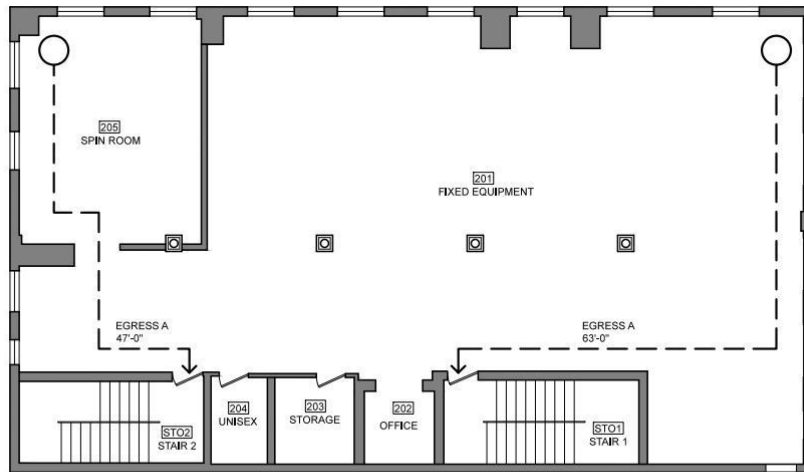
# FLOOR PLANS



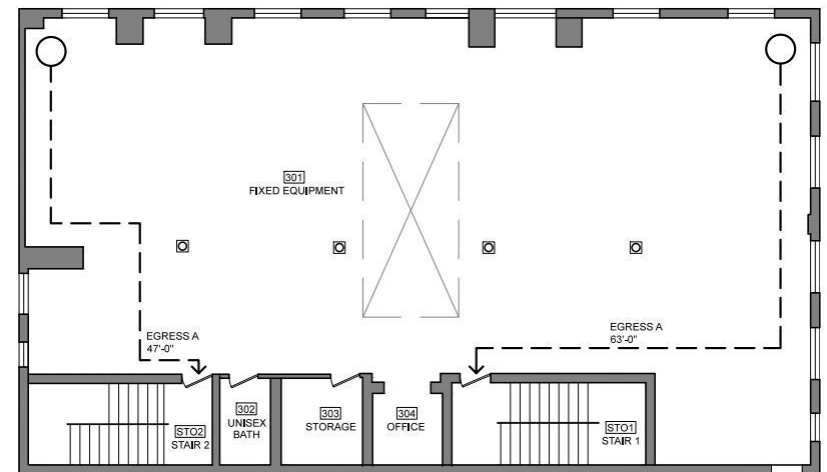
**1 BASEMENT EXITING PLAN**  
SCALE: N.T.S.



**2 1ST FLOOR EXITING PLAN**  
SCALE: N.T.S.



**3 2ND FLOOR EXITING PLAN**  
SCALE: N.T.S.



**4 3RD FLOOR EXITING PLAN**  
SCALE: N.T.S.

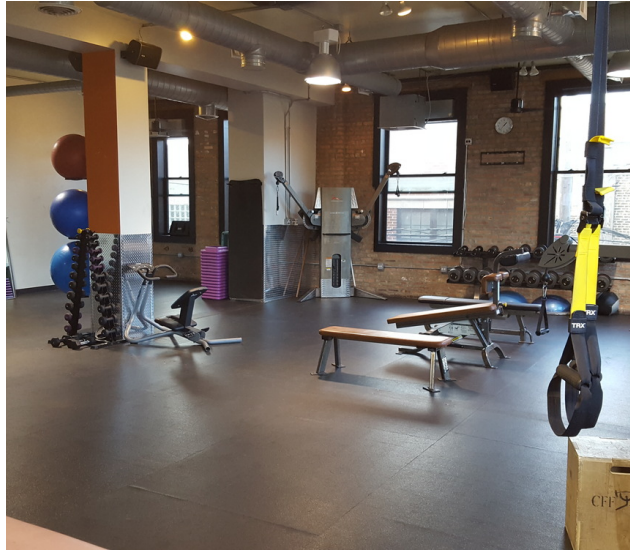
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## PHOTOS



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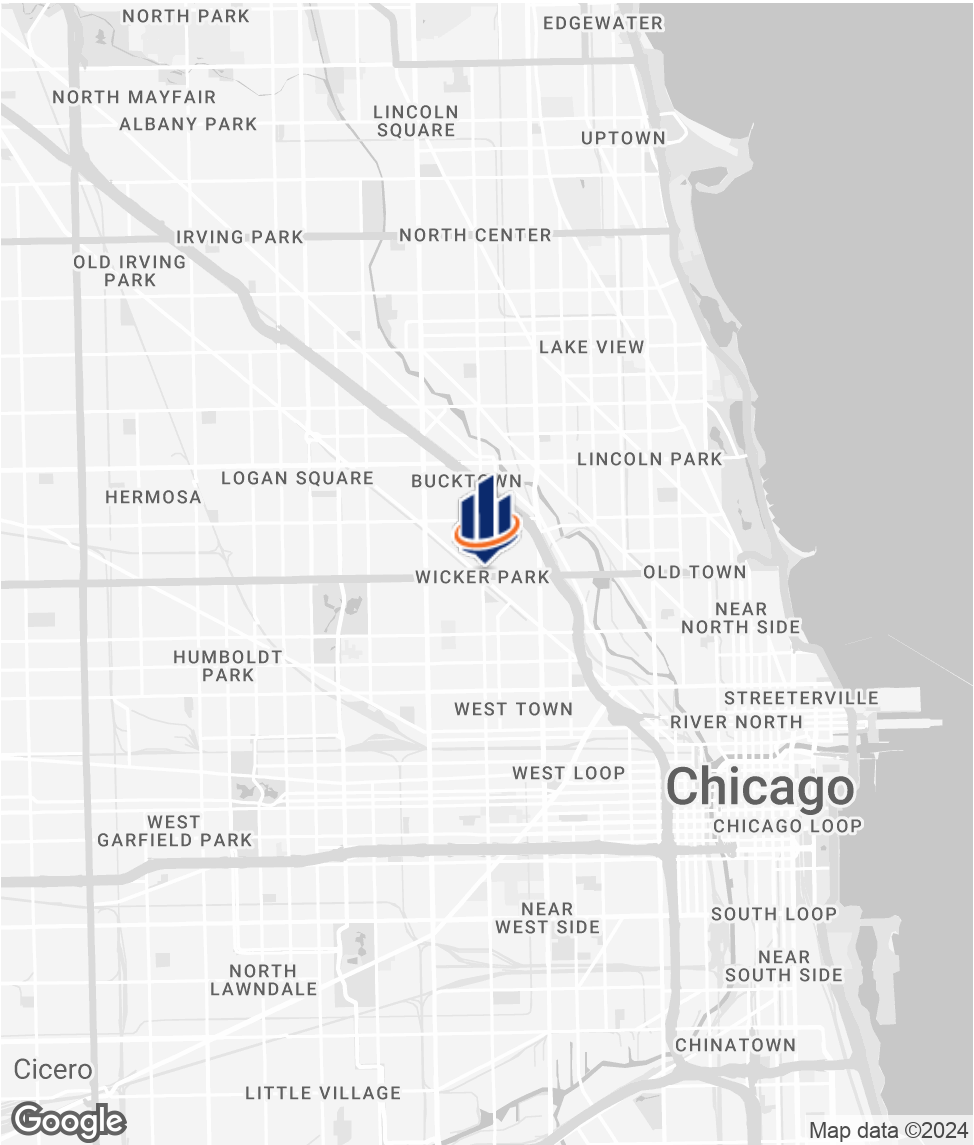
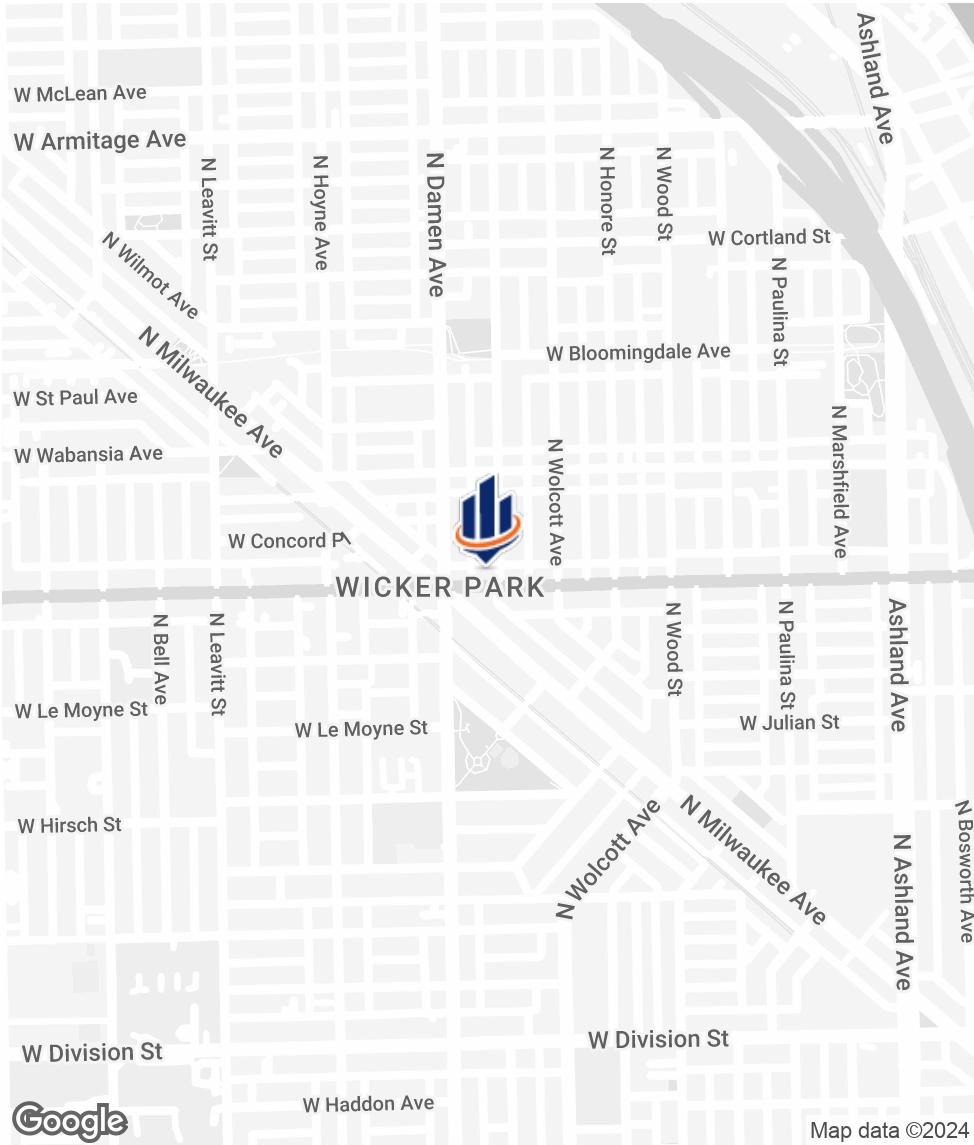
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LOCATION MAPS



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## NEIGHBORHOOD INFORMATION



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## LOCATION DESCRIPTION

Wicker Park is a neighborhood of over 18,000 residents in Chicago, Illinois. It is situated east of Western Avenue (2400 West), west of Ashland Avenue (1600 West), south of the new 606 Bloomingdale Trail (1800 North), and north of Division Street (1200 North). Wicker Park is known for its local music, fashion culture, art galleries, nightlife, and food scene including numerous retail and entertainment establishments.

In recent years, the area has become more attractive to college-educated young adults, with many new restaurants, bars, and stores opening to serve the more affluent population. Milwaukee Avenue between Ashland and Damen, Damen north of North Avenue, and Division Street have become the main retail corridors for the neighborhood, anchored by major new developments including The Robey Hotel and Wicker Park Connection. Other noteworthy area businesses include Yeti, Stan's Donuts, Foxtrot, Warby Parker, Lululemon, La Colombe, Antique Taco, Free People, Urban Outfitters, Sweetgreen, Floyd's Barbershop, Emporium, Wormhole Coffee, Violet Hour and Big Star.

The Wicker Park Historic District is on the National Register of Historic Places and the district's broad range of architectural styles includes the Italianate, Queen Anne, Classical Revival, Arts and Crafts, and Art Deco. Once considered "up and coming," Wicker Park has matured into an important commercial and residential district for Chicago's economic development.

Wicker Park also boasts excellent public transportation options including the Blue Line Damen and Division CTA Stations, major bus routes on Ashland, North, Division, Milwaukee, and Damen, and generally close proximity to the Loop and other desirable neighborhoods including Bucktown, Ukrainian Village, Logan Square, and Lincoln Park.

DEMOGRAPHICS MAP & REPORT

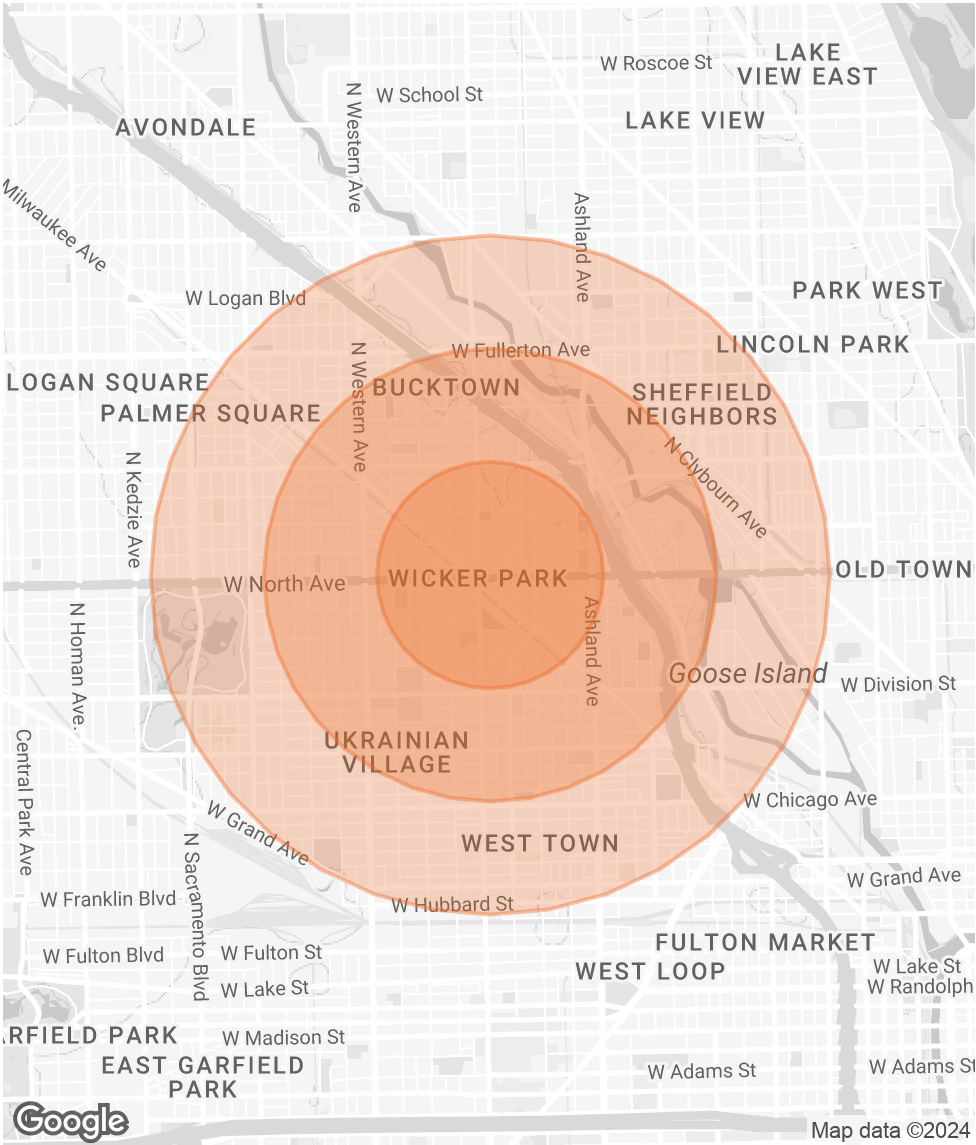
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	18,147	66,281	133,792
AVERAGE AGE	31.4	30.8	30.9
AVERAGE AGE (MALE)	32.7	31.6	31.5
AVERAGE AGE (FEMALE)	30.2	30.1	30.7

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	8,643	30,696	59,171
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$119,448	\$102,388	\$95,743
AVERAGE HOUSE VALUE	\$647,874	\$603,581	\$553,972

\* Demographic data derived from 2020 ACS - US Census



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