

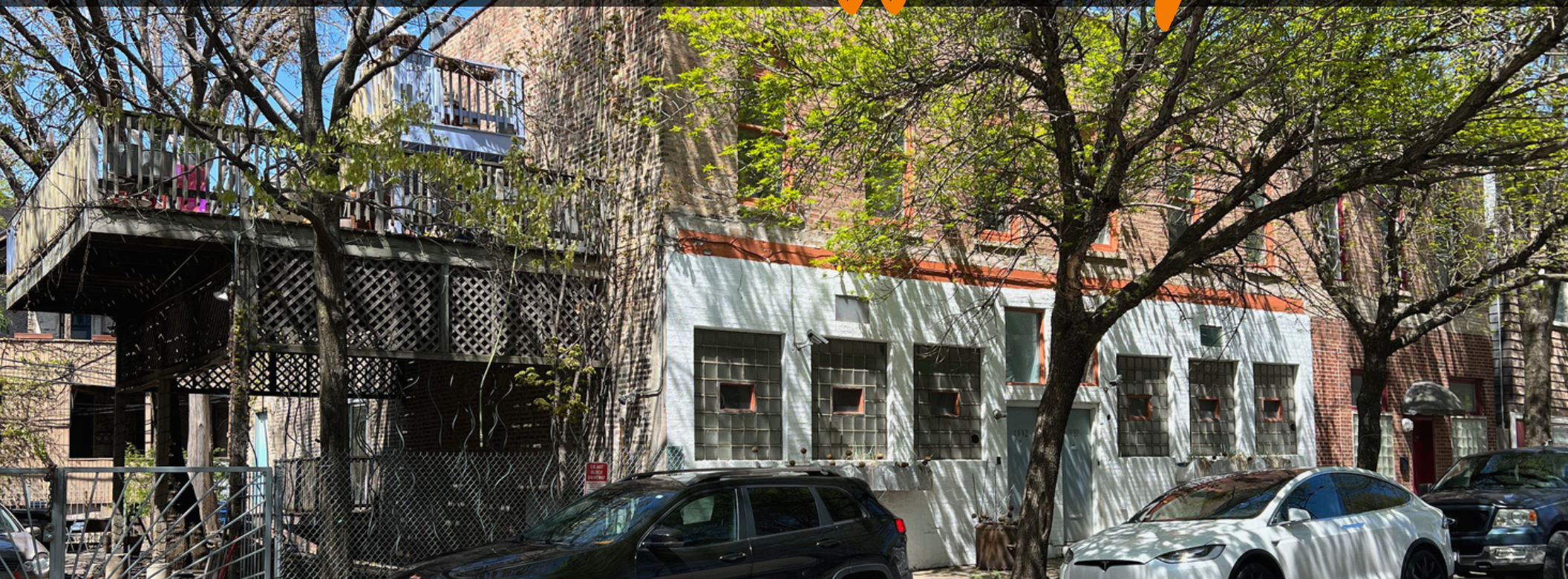
1830-32 S Canalport

Sales Offering



CAWTHON LABRIOLA
GROUP

AN CHICAGO COMMERCIAL



**Large 7,500 SF +/-
Currently Set Up as 3 Units
Large Owner Penthouse Unit
Beautiful Outdoor Space
Rooftop Deck**



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Large 3-unit building consisting of 3 large duplex units. The second floor is a great owner’s unit with vaulted ceilings, private deck, 2 baths and tons of natural light. The ground floor units feature loft-style units with open garden-level entertainment space that can easily be built out into additional living space to capitalize on additional income. The west unit features an in-unit garage and a private walkway out to an outdoor sanctuary. New ownership can easily divide the top floor owner’s unit into two units for a total of 4 units. Great potential for an art gallery or retail space on the ground floor as well for a live/work opportunity.

LOCATION DESCRIPTION

Located in Chicago’s East Pilsen neighborhood, just east of I-90/94 and just north of I-55. The property’s location is a commuter’s dream with the Red Line station just 0.7 of a mile away and just over 1 mile south of Chicago’s Business District and the University of Illinois Chicago.

OFFERING SUMMARY

SALE PRICE:	\$1,175,000
NUMBER OF UNITS:	3
LOT SIZE:	0.11 Acres
BUILDING SIZE:	7,500 SF

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HIGHLIGHTS

- Wide Lot with Outdoor Green Space
- High Ceilings
- Value-add Opportunity
- A+ Location
- Exposed Brick & Concrete
- Large Full Floor Owners Unit with Loft
- 2 Duplex Units

PROPERTY DETAILS

SALE PRICE	\$1,175,000
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LOCATION INFORMATION

STREET ADDRESS	1830 S Canalport Ave
CITY, STATE, ZIP	Chicago, IL 60608
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Pilsen
CROSS-STREETS	18th & Canalport

BUILDING INFORMATION

BUILDING SIZE	7,500 SF
TENANCY	Multiple
CEILING HEIGHT	18 ft
MINIMUM CEILING HEIGHT	10 ft
NUMBER OF FLOORS	3
YEAR BUILT	1943
GROSS LEASABLE AREA	7,500 SF

PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	C1-2
LOT SIZE	0.11 Acres
APN #	17-21-319-019-0000
LOT FRONTAGE	74 ft
LOT DEPTH	60 ft

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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UTILITIES & AMENITIES

CENTRAL HVAC	Yes
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TAXES & VALUATION

TAXES (2021)	\$13,986.42
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Penthouse | Virtual Tour Link



Unit 1E | Virtual Tour Link



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

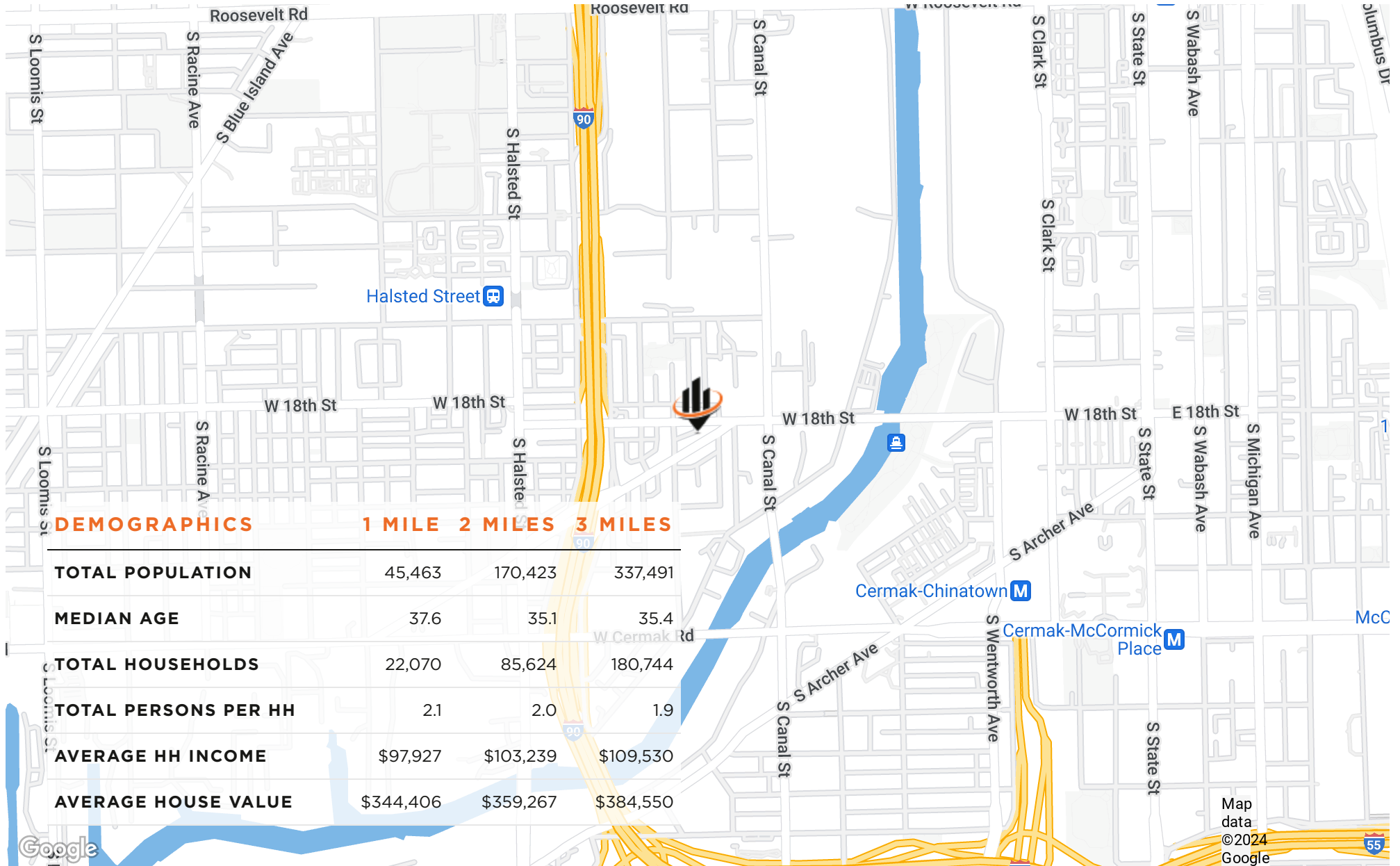




BIRDSEYE MAP



REGIONAL MAP



**ADVISOR
BIOS**



CAWTHON LABRIOLA GROUP 
SVN CHICAGO COMMERCIAL

MEET THE TEAM

Biography



Paul Cawthon
Senior Vice President

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

312.676.1878
paul.cawthon@svn.com



Angelo Labriola
Senior Vice President

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

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angelo.labriola@svn.com

Pilsen / Chicago

150+ DEALS

79 - MULTI-FAMILY DEALS

32 - MIXED-USE BUILDINGS

20 - DEVELOPMENT SITES

7 - INDUSTRIAL/OFFICE

6 - RETAIL BUILDINGS

11 - LEASES



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