

# WEST TOWN RETAIL CONDO FOR SALE

1659 WEST CHICAGO AVENUE, CHICAGO, IL 60622

CRER



**Michael Weaver**

Senior Director

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## PORTFOLIO OVERVIEW

ASKING PRICE:	\$589,000	CAP RATE:	7.50%
UNIT SIZE:	1,720 Sq. Ft.	NOI:	\$44,160
CONDO USE:	Retail / Office	APN/PARCEL ID:	17-07-203-039-0000
SALE TYPE:	Mixed Use	FLOORS:	1
TOTAL BUILDING SIZE:	15,224 Sq. Ft.	TYPICAL FLOOR SIZE:	1,720 Sq. Ft.
PROPERTY TYPE:	Multifamily (Condo)	YEAR BUILT:	2008
ZONING:	B1-2 - B1-2 Neighborhood Shopping District. Allows a broad range of retail, office, medical, wellness, and service-based uses.		

## PROPERTY DESCRIPTION

This Offering Memorandum presents a rare opportunity to acquire a 1,730 S F corner retail storefront in the highly sought-after West Town/East Village corridor. The property sits on a prominent corner at a signalized intersection, offering excellent visibility and steady foot and vehicle traffic, along with flexible B1-2 zoning. The space includes two ADA-compliant restrooms and is well-suited for a variety of uses.

The property is leased with a four-year term in place, providing immediate cash flow and making it an excellent candidate for a 1031 tax-deferred exchange. With its strong corner presence and no HOA fees, this stands out as a compelling opportunity for both owner-users and investors along Chicago Avenue.

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## PROPERTY PHOTOS

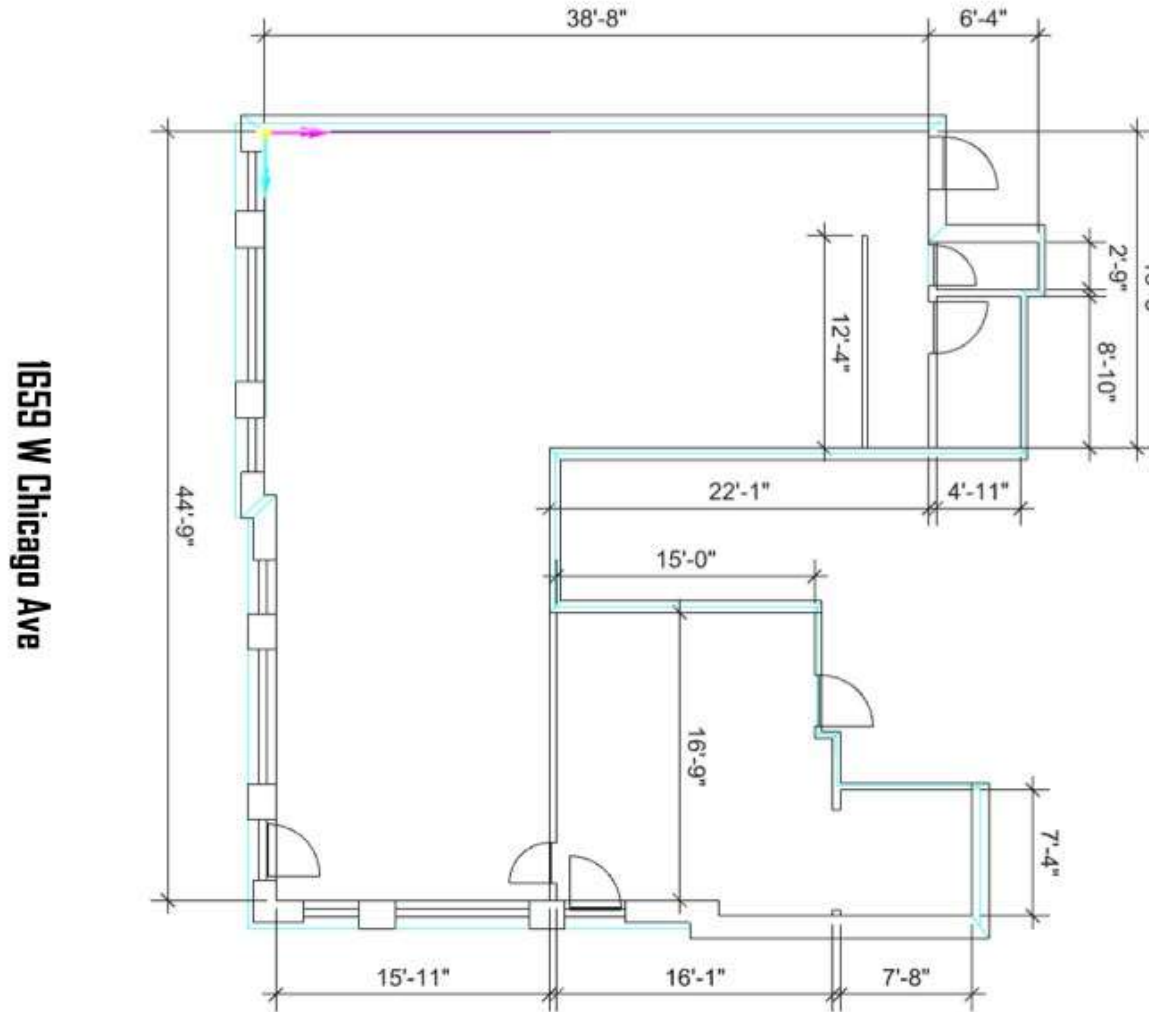


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## FLOORPLAN



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## TRANSPORTATION

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
DIVISION STATION (BLUE LINE - CHICAGO TRANSIT AUTHORITY "L" TRAINS (THE "L"))	2 MIN	13 MIN	0.7 MI
CHICAGO AVENUE STATION (BLUE LINE) (BLUE LINE - CHICAGO TRANSIT AUTHORITY "L" TRAINS (THE "L"))	2 MIN	14 MIN	0.7 MI
ASHLAND STATION (GREEN, PINK LINES) (GREEN LINE - CHICAGO TRANSIT AUTHORITY "L" TRAINS (THE "L"), PINK LINE - CHICAGO TRANSIT AUTHORITY	2 MIN	17 MIN	0.9 MI
COMMUTER RAIL	DRIVE	WALK	DISTANCE
WESTERN AVENUE STATION (MD-N/MD-W/NCS) (MILWAUKEE DISTRICT NORTH LINE - NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD (METRA),	3 MIN	--	1.4 MI
CLYBOURN STATION (UNION PACIFIC NORTH LINE - NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD (METRA), UNION PACIFIC NORTHWEST LINE -	3 MIN	--	1.7 MI
AIRPORT	DRIVE	WALK	DISTANCE
CHICAGO MIDWAY INTERNATIONAL	18 MIN	--	10.2 MI
CHICAGO O'HARE INTERNATIONAL	25 MIN	--	16.1 MI

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	53,264	553,498	1,090,609
2030 POPULATION	52,873	558,109	1,079,668
POP GROWTH 2025 - 2030	(0.73%)	+ 0.83%	(1.00%)
AVERAGE AGE	35	37	37
2025 TOTAL HOUSEHOLDS	26,290	280,618	505,009
HH GROWTH 2025-2030	(0.92%)	+ 0.96%	(0.56%)
MEDIAN HOUSEHOLD INC	\$140,273	\$115,004	\$97,466
AVG HOUSEHOLD SIZE	2.00	1.90	2.10
2025 AVG HH VEHICLES	1.00	1.00	1.00
MEDIAN HOME VALUE	\$659,811	\$555,732	\$461,056
MEDIAN YEAR BUILT	1959	1977	1961

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## ABOUT THE BROKERAGE

**96%** Satisfaction rate among our clients

CRER (Chicago Real Estate Resources Inc.) is a full-service, commercial real estate firm offering Brokerage, Receivership and Property Management.

**16 Years** Average CRER broker experience

Our vision is to be Chicago's most trusted commercial real estate partner, providing best in class brokerage, management, and receivership services that strengthen neighborhoods and support long term growth across our world class city. We aim to elevate every asset we touch through experience, creativity, and client centered solutions.

**30%** of CRER brokers are CCIM designees

Our team is comprised of experienced industry veterans who offer clients seasoned market insight and proven deal making expertise. The CRER brokerage team delivers results across multifamily, retail, land, industrial and office assets for buyers, sellers, landlords and tenants.

**\$2.5** Billion sold by CRER brokers

**75%** of CRER listings sell within 90 days

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**20** Years of continuous company growth

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## ABOUT THE BROKER



### **MICHAEL WEAVER**

CRER Senior Director

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Michael Weaver has registered over 30 years of experience in the real estate industry and joined Chicago Real Estate Resources with a wealth of knowledge pertaining to commercial sales.

As a 1985 graduate of Texas A&M, Mike has brokered and leased properties with a value in excess of over \$400,000,000. He has worked with a variety of professional and retail organizations, such as American International Group, Northern Trust Bank, Dunkin Donuts, and Payless Shoe Source.

One of Mike's proudest moments came with the sale of a large development then known as 601 West Chicago Avenue. 601 West Chicago was a 250,000 square foot loft building owned by Montgomery Ward that operated as part of the company's catalog operations. This Chicago landmark is now a luxury condominium development located near the Chicago River. This sale was the first of the Montgomery Ward properties to sell as part of the Master Plan for the redevelopment of over three million square feet of commercial space and 23 acres of land.

Mike is a very personable, client-focused broker who has shown his knowledge and expertise in negotiating for his many clients. He is delighted to continue to service these clients at Chicago Real Estate Resources as well as build his client base.

# 1,730 SQ. FT. CORNER RETAIL STOREFRONT IN WEST TOWN

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