

**Office/Tech**Status: **PCHG**Area: **8022**Address: **2127 N Damen Ave Unit Commercial, Chicago, IL 60647**Directions: **Webster to Damen, South to 2127**

Sold by:

Closed:

Off Mkt:

Mkt. Time (Lst./Tot.): **56/56**County: **Cook**Year Built: **2026**Subtype: **Condo**

Zoning Type:

Actual Zoning: **B3-2**List Price Per SF: **\$42.86**MLS #: **12654798**List Date: **05/21/2026**List Dt Rec: **05/21/2026**

Contract:

Concessions:

Township:

PIN #: **14312080160000**Blt Before 78: **No**# Stories: **4**# Units: **7**

Tenants:

Unit SF: **1500**Sold Price Per SF: **\$0**List Price: **\$450,000**Orig List Price: **\$499,000**

Sold Price:

Lease SF/Y:

Rented Price:

Mthly. Rnt. Price:

Ann. Passthru. \$/SF:

Multiple PINs: **No**Min Rent. SF: **1500**Max Rent. SF: **1500**

Relist:

Lot Dimensions: **50x125**

Acreage:

Land Sq Ft: **6250**Approx Total Bldg SF: **0**

Gross Rentable Area:

Net Rentable Area:

Estimated Cam/Sf:

Est Tax per SF/Y:

Lease Type:

Remarks: **Commercial condo available for sale in a brand-new development. Delivered as a shell space, this unit offers a rare opportunity to design and customize the ideal layout for your boutique office or retail business. Perfect for entrepreneurs, investors, or established brands seeking a modern space tailored to their vision in the heart of Bucktown.**

Approximate Age: **New Construction**

Type Ownership:

Frontage Acc:

Docks/Delivery:

Drive in Doors: **0**# Trailer Docks: **0**Geographic Locale: **Chicago North**

Location:

Construction: **Brick**

Building Exterior:

Foundation: **Concrete**

Roof Structure:

Roof Coverings:

Air Conditioning: **Central Air**Heat/Ventilation: **Central Heat/Indiv Controls**Electrical Svcs: **Separate Meters**Fire Protection: **Sprinklers**

Current Use:

Potential Use:

Client Needs:

Client Will:

Misc. Outside:

Parking Spaces: **0**

Indoor Parking:

Outdoor Parking:

Parking Ratio:

Misc. Inside:

Floor Finish:

Extra Storage Space Available:

Water Drainage:

Utilities To Site:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances:

Backup Info:

Tenant Pays:

Possession:

Sale Terms:

Investment:

Users:

Financial InformationGross Rental Income: **\$0**

Total Income/Month:

Total Income/Annual: **\$0**Annual Net Operating Income: **\$0**

Net Operating Income Year:

Cap Rate:

Real Estate Taxes: **NEW**Tax Year: **2025**Total Annual Expenses: **\$0**

Expense Year:

Expense Source:

Loss Factor:

Broker Private Remarks: **New Condo Building. This space will get a new PIN at closing.**Does seller agree to display on VOW?: **Yes**VOW AVM: **No**Listing Type: **Exclusive Right to Sell**Does seller agree to display online / Comments on IDX? : **Yes / Yes**Remarks on Internet?: **Yes**VOW Comments/Reviews: **Yes**Address on Internet: **Yes**Broker Owned/Interest: **Yes**Lock Box: **Metal Push Button**

Call for Rent Roll Info:

Cont. to Show?:

Expiration Date:

Information: **Short Notice OK**Showing Inst: **Use ShowingTime**Broker: **S Hansen Realty Inc. (10308) / (773) 477-4455**List Broker: **Oliver Stone (876719) / ostone@hansenrealty.com**

CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12654798

Prepared By: Rick Hansen | S Hansen Realty Inc. | 07/15/2026 02:46 PM