

FOR SALE

2-Story Mixed-Use Building on Howard St.

1727 Howard St.
Evanston, IL 60202



Mixed-use building with office storefront and one apartment (3-bedroom/2-bathroom).

- Apartment is occupied and generating gross income of \$33,600 annually.
- Storefront to be vacated after August 2026.
- Patio in rear and room for a couple of parking spaces.
- Buses in front.
- Walking distance to area restaurants.

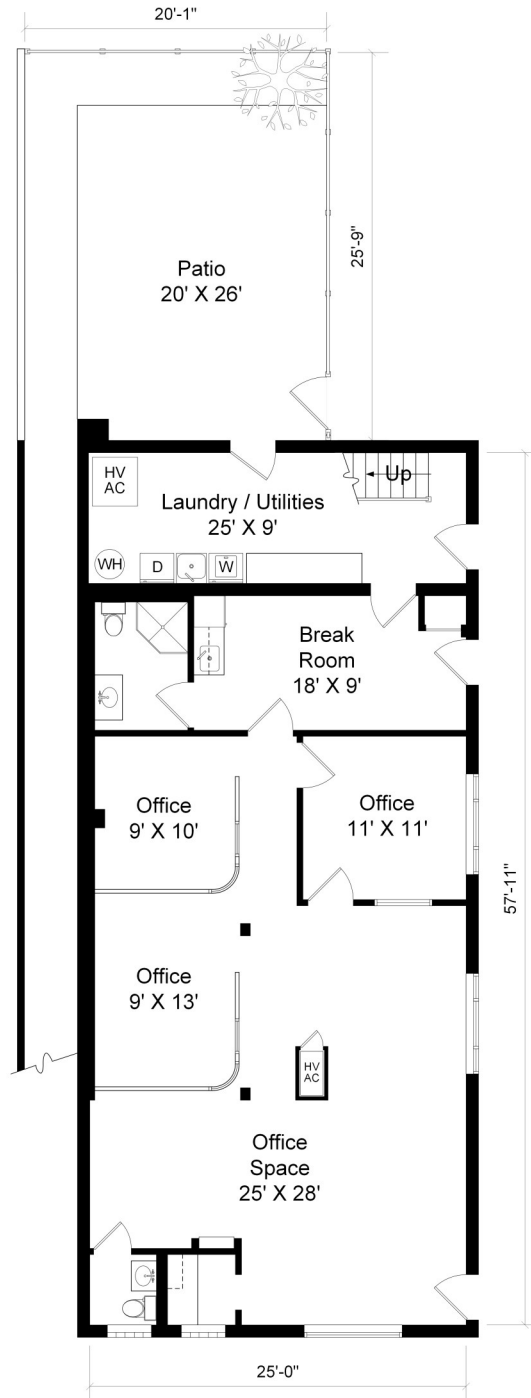
SALE PRICE:	\$625,000
BUILDING SIZE:	3,178 SF
LOT SIZE:	5,500 SF
STOREFRONT:	1,589 SF
APARTMENT:	3-bed/2ba
ROOF:	10 Years Old
ZONING:	B3-1
TAXES (2024):	\$13,934.56
PIN #:	10-25-220-128-0000

CONTACT MJ Weinberger
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Floor Plan

1st Floor

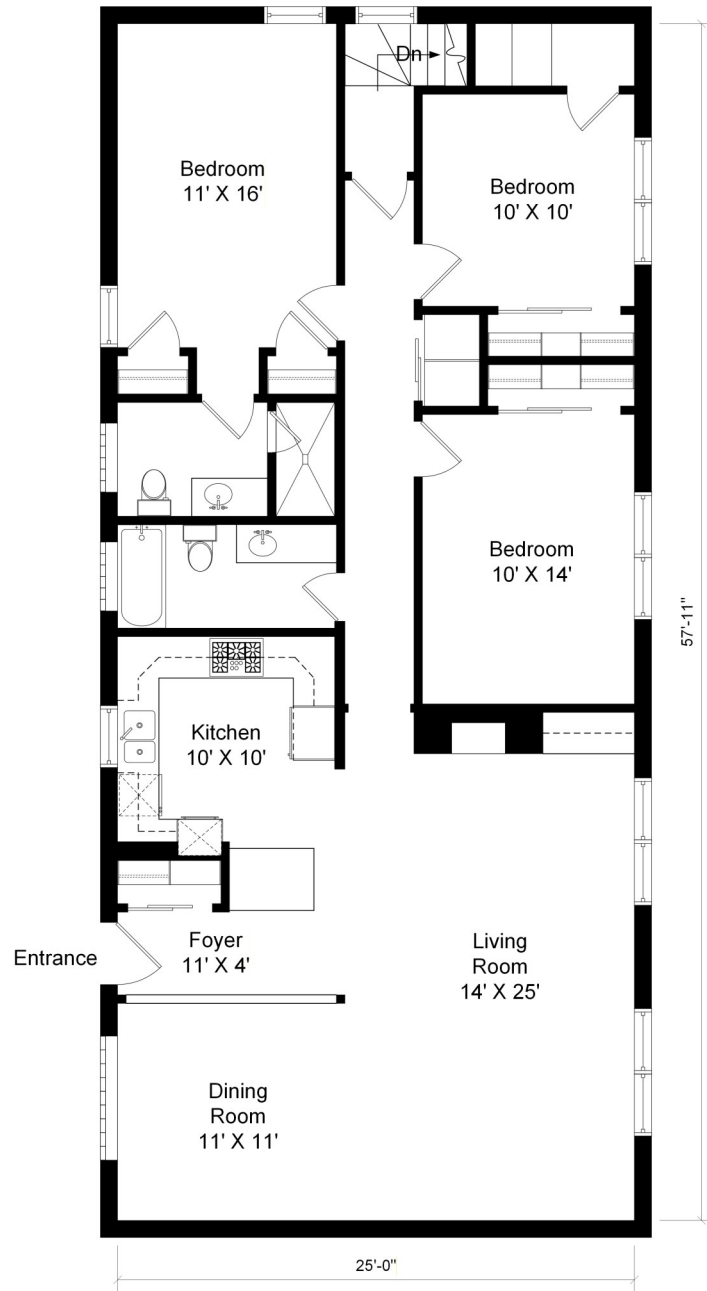


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Floor Plan

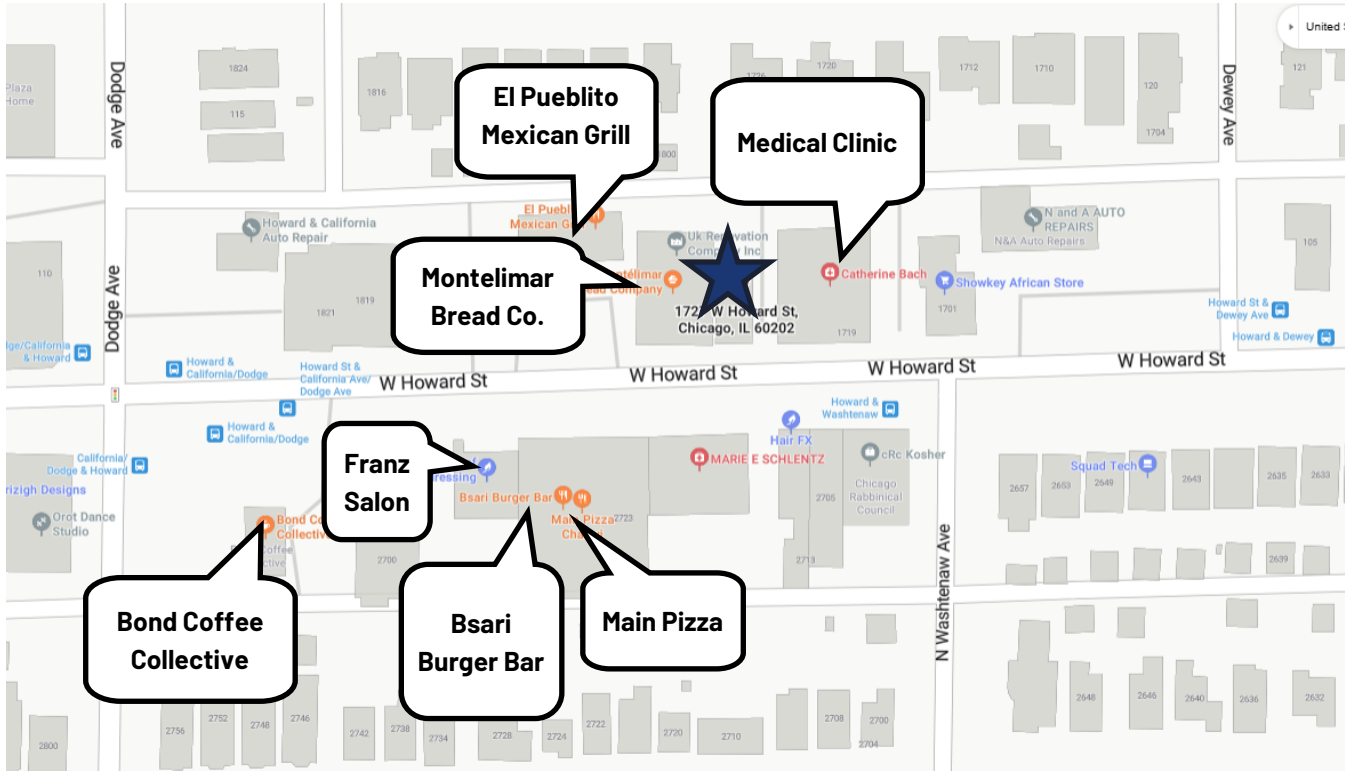
2nd Floor



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Map



Demographics

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	40,720	171,365	314,371
Median Age	40.1	39.5	39.1

HOUSEHOLDS	1 MILE	2 MILES	3 MILES
Total Households	14,995	66,997	125,803
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$110,625	\$103,694	\$105,630
Median HH Income	\$85,481	\$76,651	\$75,402

Aerial



*Demographic data derived from 2024 Estimates by Costar Research

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Apartment



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