

# Wicker Park - Chicago Two-Story Residential Building with Potential for Mixed-Use

1352 N. Paulina St. Chicago, IL 60622



## Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

**1352 N. Paulina St. Chicago, IL 60622**

Size	3,744 SF (Building)
	2,088 SF (Lot)
# of Stories	2
Sale Price	\$975,000 (Real Estate)

◀ Smart Phone (QR Code)

For additional information or to schedule a showing contact:  
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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	27,472	253,388	558,080
2015 Female Population	25,802	262,134	561,827
2015 Total Population	53,274	515,522	1,119,907
2015 Daytime Population	49,730	1,087,928	1,691,133
<b>Income</b>			
2015 Median Household Income	\$75,855	\$66,878	\$55,490
2015 Per Capita Income	\$51,591	\$49,986	\$37,943
2015 Average Household Income	\$107,514	\$100,984	\$86,528

## Nearby Businesses

David Leonardis Gallery  
Falafel & Grill  
The Den Theater  
Jewel

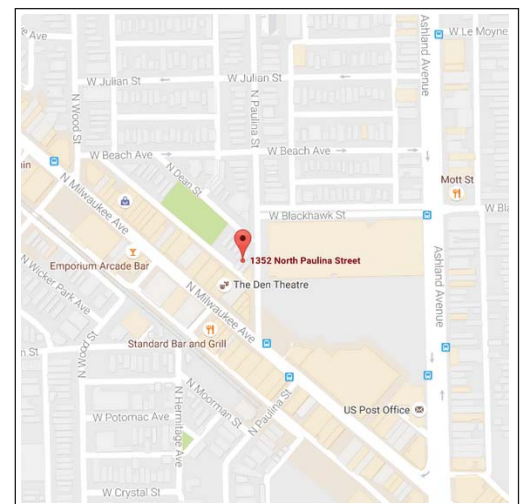
## Highlights

Fantastic residential opportunity in the heart of Wicker Park. First floor unfinished, with commercial-retail potential. 14.5' high ceilings with 11.5' garage doors on Paulina and the alley. Second floor is a three bedroom, one bath loft style apartment with four skylights and high ceilings. Currently rented, tenant pays \$2,100.00/Month for the apt. Lease can be cancelled with sale. Property sold as is.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1044 09.01.2015

## Map

Paulina St. & Dean St.



## LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Real Estate Only
Type of Property	Building
Sale or Lease	Sale
<b>Property Data</b>	
Address	1352 N. Paulina St.
City, Zip Code	Chicago, 60622
Area	Wicker Park
County	Cook
Sale Price	\$975,000.00 (Real Estate)
Taxes	\$11,357.74 (2015)
Building Type and Year Built	Brick
Stories	Two
Size	3,744 Square Feet
Lot Size	2,088 Square Feet
Zoning	RT-4
A/C & Heat	HVAC on 2 <sup>nd</sup> Floor
Type of Roof & Age	Flat
Ceiling Heights	1 <sup>st</sup> Floor 14' 6" Ft.
Ward	1st
Alderman – Name and Phone Number	Joe Moreno 773-278-0101
Nearby Businesses	David Leonardis Gallery, Falafel & Grill, The Den Theater, Jewel, B. Bim Asian Eatery, Standard bar & Grill
Property Description	Fantastic residential opportunity in the heart of Wicker Park. First floor unfinished, with commercial-retail potential. 14.5' high ceilings with 11.5' garage doors on Paulina and the alley. Second floor is a three bedroom, one bath loft style apartment with four skylights and high ceilings. Currently rented, tenant pays \$2,100.00/Month for the apt. Lease can be cancelled with sale. Property sold as is.
Location Description	Highly desirable Wicker Park Trade Area across from busy Shopping Center.
Cross Streets	Paulina St. & Dean St.