

West Town - Chicago BELOW MARKET - COMMERCIAL CONDO FOR SALE

906 N. Ashland Ave.



West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. 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. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

906 N. Ashland Ave. Chicago, IL 60622

Size 1,400 SF (Approx.)

Zoning B1-2

Asking Price \$199,900 (Real Estate for Sale)

Parking One Dedicated Spot

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	25,614	244,307	541,992
2015 Female Population	24,285	252,792	546,000
2015 Total Population	49,899	497,099	1,087,992
2015 Total Households	23,560	238,826	458,433

Income	1-mi.	3-mi.	5-mi.
2015 Median Household Income	\$71,495	\$66,186	\$54,842
2015 Per Capita Income	\$48,836	\$49,817	\$37,465
2015 Average Household Income	\$102,000	\$100,073	\$86,035

Nearby Businesses

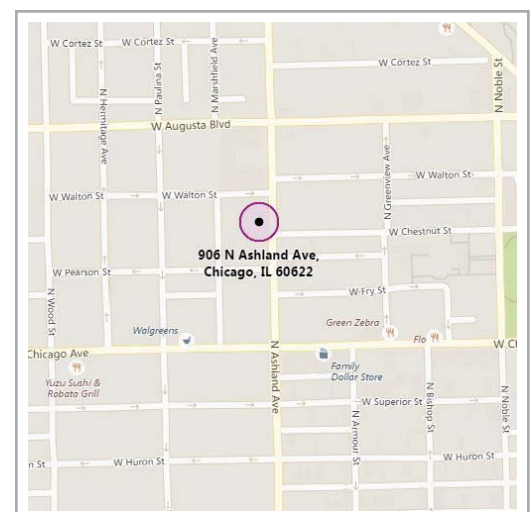
Ruxbin
Allstate Insurance
Maxwell Colette Gallery
Baci Hair & Nail Salon

Highlights

Below Market! New construction, highly-visible 1,400 square foot commercial condo in West Town. First floor of a four story building. Ideal neighborhood for business, retail or office use.

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. 10-12-2011- 464

Map



LISTING INFO

Listing Agents	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Real Estate Sale- Commercial Condo For Sale
Property Type	Street Level Condo
Property Data	
Area/ Neighborhood	West Town/ Ukrainian Village
Address	906 N. Ashland Ave. Unit C
City, Zip	Chicago, IL 60622
PIN#	17-06-432-022-0000
Real Estate Price	\$199,900 (\$142.78 PSF)
Property Tax	New Const (2016)
Commercial Condo	+/- 1,400
Stories	4
Zoning	B1-2
Year Built/Age	2016
Condo Fees	\$140 Monthly (Water and Refuse Included)
Ward/Alderman	1 st Ward- Joe Moreno 773-278-0101
Construction	NEW
Year Built / Age	2016
Parking	1 Dedicated Spot, Ample Street Parking Available
Electrical Service	Circuit Breakers
Showings	Please Call Listing Broker to Schedule
Nearby Retailers	Ruxbin, Allstate Insurance, Maxwell Colette Gallery, Baci Hair & Nail Salon, Latent Designs, Stems Inc, SHIRK Studio
Property Description	BELOW MARKET -New construction, highly-visible 1,400 SF commercial condo in West Town. Ideal neighborhood for business, retail, or office use. First floor of a 4 story building.
Foundation	Concrete
Roof	Flat- Rubber Covering
AC	Central
Location Description	West Town- Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park is a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffee houses thrive amid a diverse community in this compact neighborhood.
Cross Streets	Located Between Walton and Chestnut on Ashland.