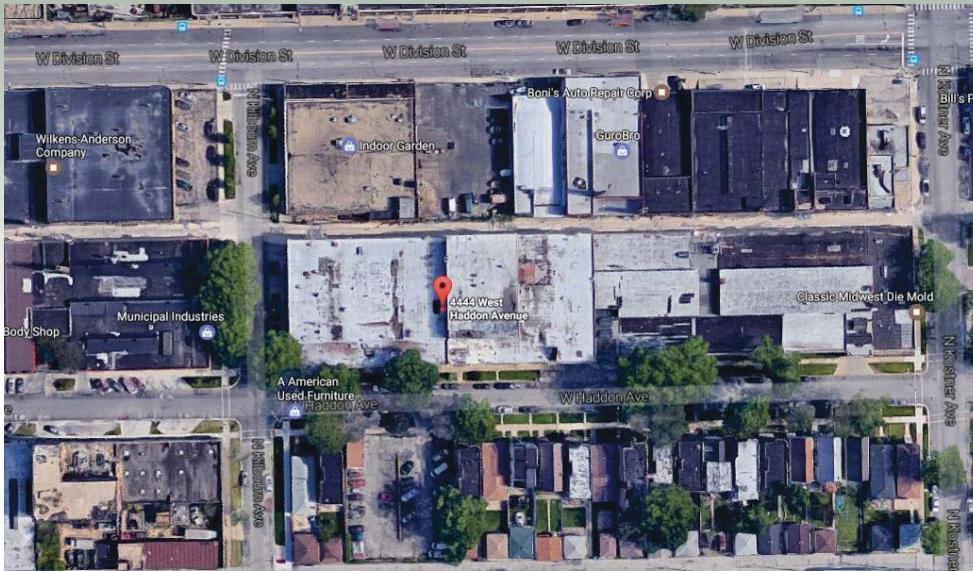


West Humboldt Park - Chicago REAL ESTATE INDUSTRIAL/DEVELOPMENT OPPORTUNITY

4430-44 W. Haddon Ave. Chicago, IL 60651



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	20,701	225,540	587,825
2015 Female Population	22,293	237,143	591,818
2015 Total Population	42,994	462,683	1,179,643
2015 Total Households	12,593	153,769	416,103
Housing			
2015 Total Housing Units	15,733	178,409	462,042
Income			
2015 Median Household Income	\$31,719	\$39,992	\$49,551
2015 Per Capita Income	\$12,788	\$20,107	\$27,646
2015 Average Household Income	\$43,557	\$59,892	\$76,788

Nearby Businesses

Munchers
Indoor Garden
Purely Meat Co.
Black Swan Manufacturing

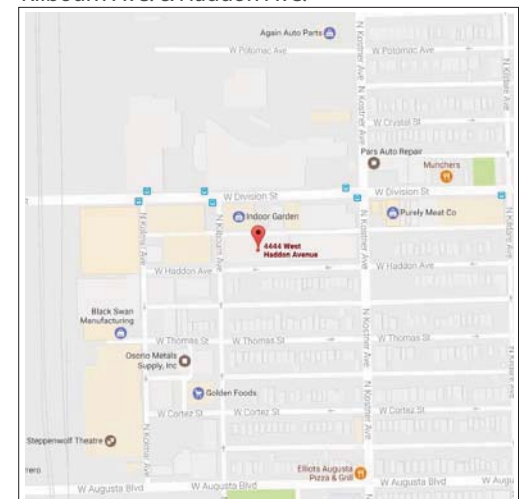
Property Description

Approx. 77,000 SF two-story (with partial 3rd floor) loft-style building, including a +/- 13,000 SF parking lot. Situated on +/- 49,000 SF of land on the hard corner of N. Kilbourn Ave. and W. Haddon Ave. Heavy 3-phase power throughout. Located in an enterprise zone tax and improvement benefit area. Four drive-in doors, one shared freight elevator and two truck-level docks included.

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. 652 04-21-14

Map

Kilbourn Ave. & Haddon Ave.



4444 W. Haddon Ave. Chicago, IL

Lot Size (Approx.)	36,000 SF + 13,000 SF Parking
Building Size (Approx.)	77,000 SF
Land Size	48,690 SF
Price	\$1,150,000 (Real Estate)

For additional information or to schedule a showing contact:

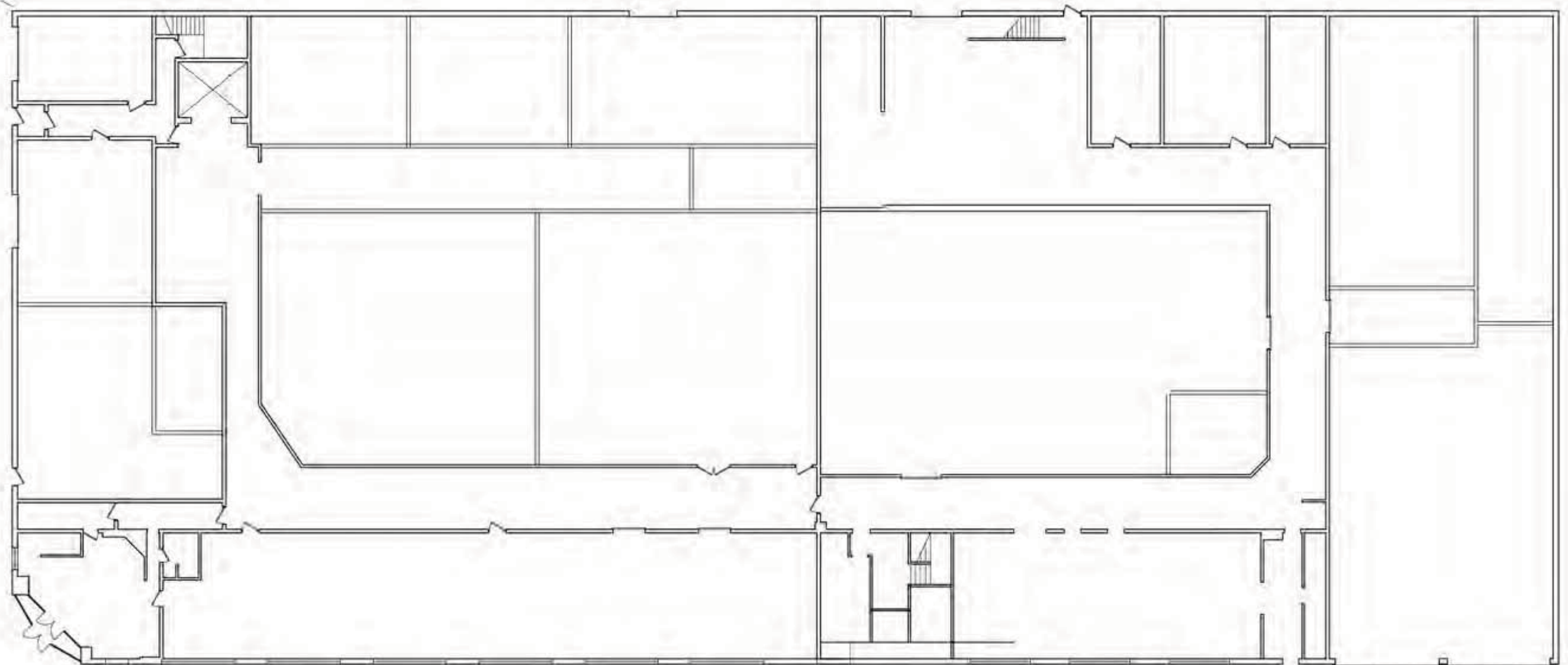
Jarrett Fradin

312.575.0480 ext. 15

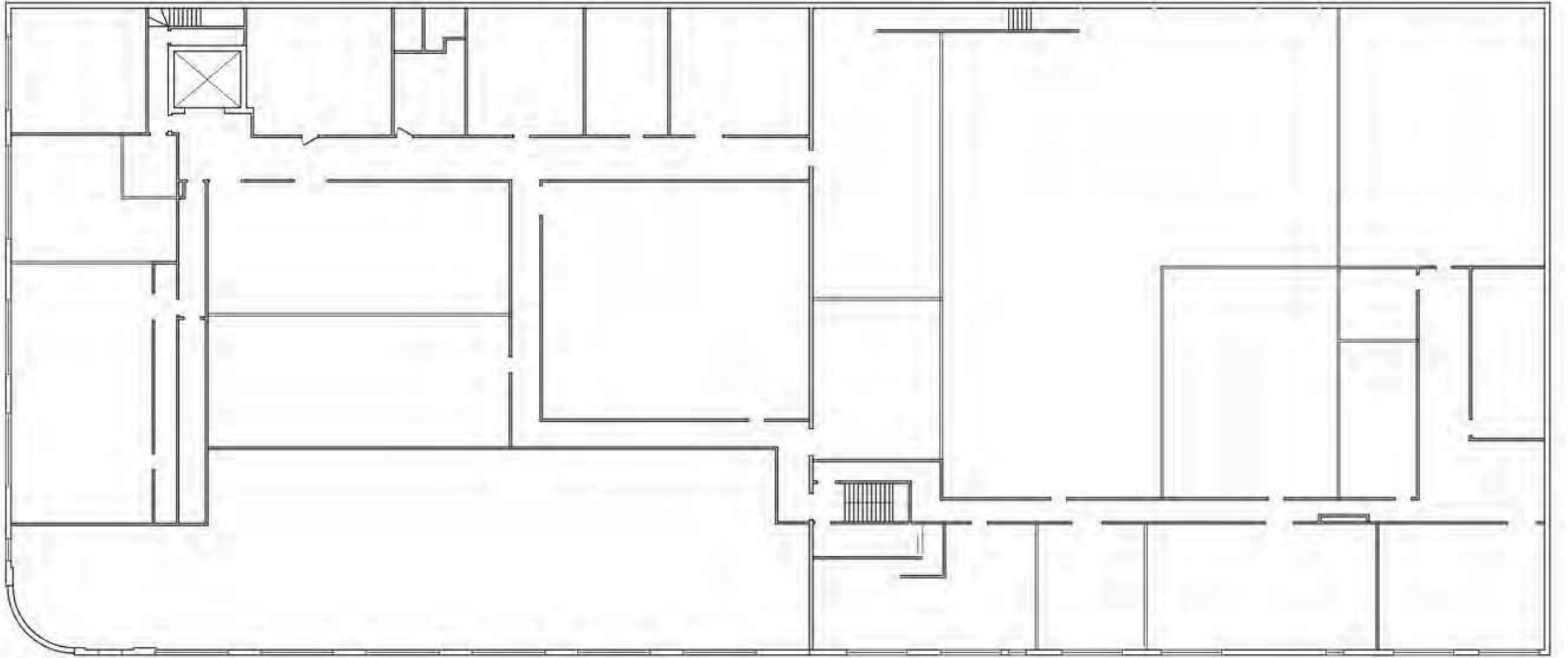
jarrett@kudangroup.com

LISTING INFO

Listing Agents	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Real Estate Sale - Industrial/Development Opportunity
Property Data	
Area/ Neighborhood	West Humboldt Park
Address	4430-4444 W. Haddon Ave.
City, Zip	Chicago, IL 60651
PIN#	16-03-303-017-0000, 16-03-303-015-0000, 16-03-303-014-0000, 16-03-303-003-0000, 16-03-303-004-0000, 16-03-303-005-0000, 16-03-303-006-0000
Real Estate Price	\$1,150,000 (\$14.93 PSF)
Property Tax	\$39, 511.93 (2015) (\$0.51 PSF)
Land Size	+/- 48,690 SF
Lot Size	+/- 36,000 SF + 13,000 SF Parking Lot (31-50 Spaces)
Building Size	+/- 77,000 SF
Year Built	1943
Zoning	PMD9 (Planned Manufacturing District)
Ceiling Heights	12' to 14'
Potential Development	Partial 3 -story loft style development
Loading Docks	+/- 24'
Lot Dimensions 123'X290'	123X290, 105X124
Pricing	Well below market ask with recent price drop for immediate purchase. (\$14.93 PSF)
Property Description	Approx. 77,000 SF two-story (with partial 3rd floor) loft-style building includes a +/- 13,000 SF parking lot. Situated on +/- 49,000 SF of land on the hard corner of N. Kilbourn Ave. and W. Haddon Ave. Heavy 3-phase power throughout. Located in an enterprise zone tax and improvement benefit area. Four drive-in doors, one shared freight elevator and two truck-level docks included.
Prior Use	Artist Studio, Wood working and manufacturing plant
Potential Uses	Development
Roof	Reflective Coating
Location Description	West Humboldt Park
Cross Streets	Located on the hard corner of N. Kilbourn and W. Haddon.



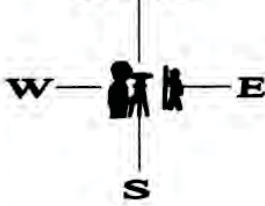
GROUND LEVEL - AS BUILT



1 SECOND LEVEL - AS BUILT

Scale: 3/32" = 1'-0"

North

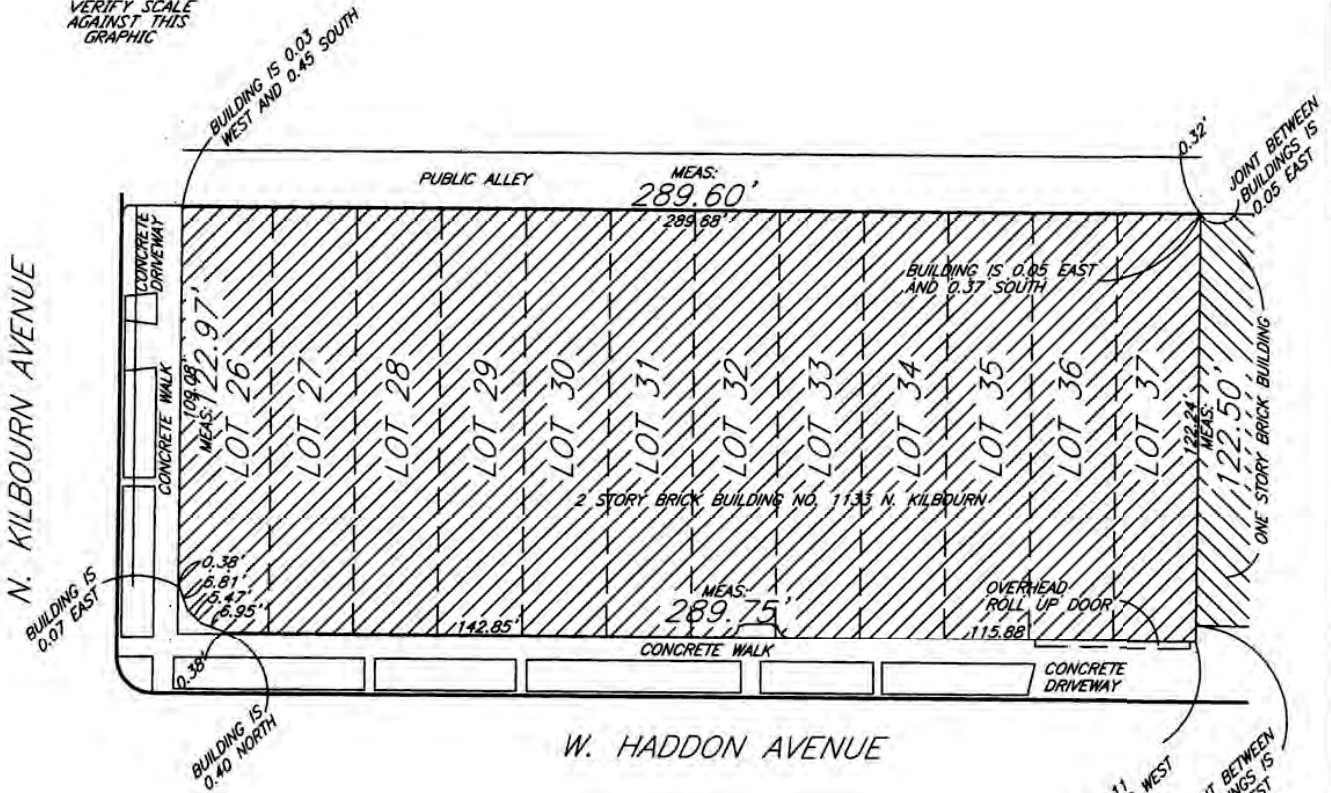


1 IN. = 30 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

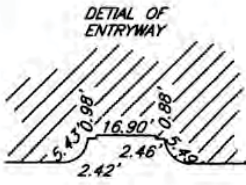
PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 1133 N. KILBOURN AVENUE
Legally described as:
LOTS 26 TO 37 BOTH INCLUSIVE IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 1 AND 9 IN CLARK'S AND SEATON'S SUBDIVISION OF BLOCKS 1 AND 9 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



0 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
1 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
2 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
3 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
4 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
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7 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
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9 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
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11 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00



State of Illinois)
County of Cook)
Michael J. Emmert Surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easement or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.
Dated this 6th. day of April, 2005
By: *Michael J. Emmert* President
Professional Illinois Land Surveyor No. 2499



original plat is in colors
Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 800/991-6898
Fax 991-4999

North



PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

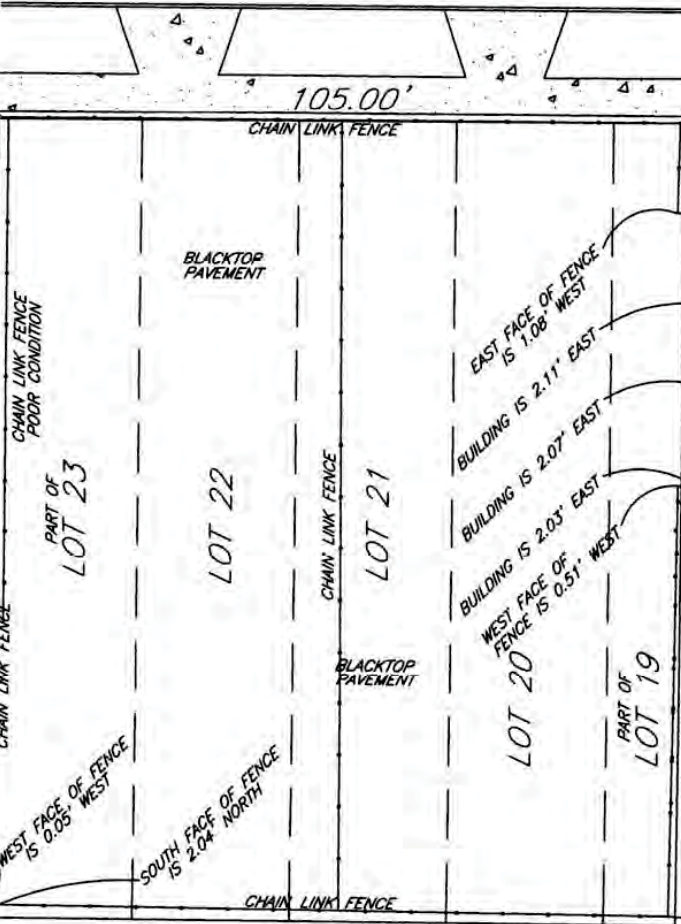
Property located at: 1133 NORTH KILBOURN
Legally described as:
THE WEST 11 FEET OF LOT 19 AND ALL OF LOTS 20, 21 AND 22 INCLUSIVE, TOGETHER WITH THE EAST 22 FEET OF LOT 23 IN BLOCK 4 IN HAMBERG'S SUBDIVISION OF BLOCK 4 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

WEST HADDON AVENUE

NORTH FACE OF FENCE
IS 0.21' NORTH
BUILDING IS 2.78' WEST

BRICK RESIDENCE



NORTH FACE OF FENCE
IS 0.02' NORTH AND
EAST IS 0.81' WEST
BUILDING IS 2.09' EAST

EAST FACE OF FENCE
IS 1.08' WEST
BUILDING IS 2.11' EAST

BUILDING IS 2.07' EAST

BUILDING IS 2.03' EAST
WEST FACE OF FENCE
IS 0.51' WEST

BUILDING IS 2.84' WEST
WEST FACE OF FENCE
IS 0.08' EAST

WEST FACE OF FENCE
IS 0.05' WEST

SOUTH FACE OF FENCE
IS 2.04' NORTH

SOUTH FACE OF FENCE
IS 0.42' NORTH AND
EAST IS 1.13' WEST

0 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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4 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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State of Illinois }
County of Cook }

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Dated this 6th day of April, 2005

By:
Professional Illinois Land Surveyor No. 2499 President



original plat is in colors
Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 800/991-6898
Fax 991-4999