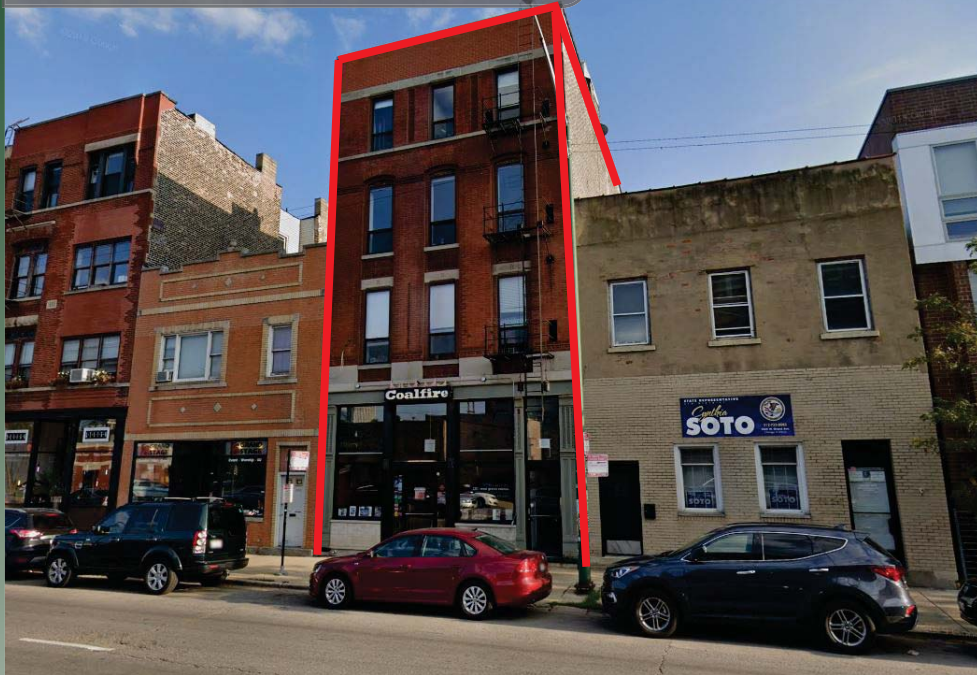


West Town - Chicago

FOUR STORY, FULLY LEASED MIXED-USE REAL ESTATE INVESTMENT OPPORTUNITY

1321 Grand Ave. Chicago, IL



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

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.

1321 Grand Ave. Chicago, IL 60642

Size	Approx. 7,151 SF Building on 3,750 SF Lot
Commercial Unit Size	Approx. 1,485 SF
Annual Rental Income	\$156,900
Cap Rate	6.3%
Price	\$2,149,000 (Real Estate)

For additional information or to schedule a showing contact:

Georg Simos
312.575.0480 Ext. 21
georg@kudangroup.com

Jarrett Fradin
312.575.0480 Ext. 15
jarrett@kudangroup.com



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

Demographics (2019 Estimates)

	Total
Population	84,502
Households	37,529
Median Age	32.1
Median Income	\$88,761

Source: 2013-2017 American Community Survey
Five Year Estimates

Nearby Businesses

SNAP Hair
Twisted Spoke
G&O
Midwest Property Tax Consultants

Description

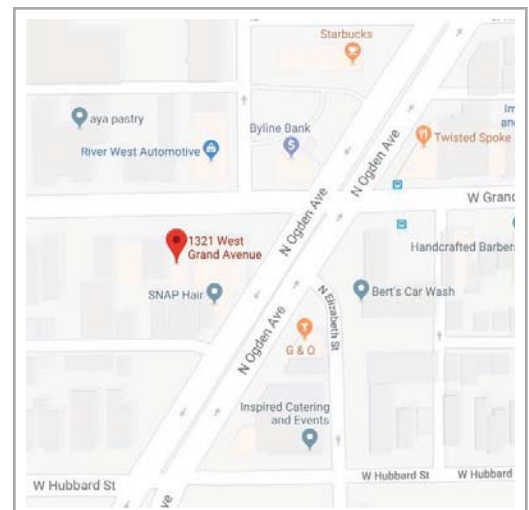
Four story, fully leased mixed-use real estate investment opportunity in hot Noble Square/West Town location. Personally guaranteed ten year lease with existing retail operator (Coalfire Pizza) who has occupied the space for over 14 Years. New Development and retail tenants making West Town a go-to location.

Newly renovated apartments include:

- One 3-bedroom duplex apartment
- One 2-bedroom apartment
- Three 1-bedroom apartments

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 Grand & Ogden



LISTING INFO

Agents	Georg Simos georg@kudangroup.com Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Real Estate for Sale
Asking Price	\$2,149,000
Property Description	Four story, fully leased mixed-use real estate investment opportunity in hot Noble Square/West Town location. Personally guaranteed ten year lease with existing retail operator (restaurant Coalfire Pizza) who has occupied the space for over 14 Years. Newly renovated apartments include: One 3-bedroom duplex apartment, One 2-bedroom apartment, and Three 1-bedroom apartments.
Property Data	
Address	1321 W. Grand Ave.
City, Zip Code	Chicago, IL 60642
Area	Noble Square / West Town
County	Cook
Rental Income	\$156,900 Annually
Operating Expenses	\$21,000 (Estimated)
CAP Rate	6.3%
Taxes	\$13,843.76 (2019)
Building Type and Year Built	4 Story Mixed Use built 1878
Stories	3
Bldg Sq Ft	7,151 SF
Lot Size	3,750 SF
Commercial Unit	1,485 SF Restaurant (\$4,300)
Residential Units	One 3 Bedroom Duplex Apartment (\$2,700) One 2 Bedroom Apartment (\$1,750) Three 1 Bedroom Apartments (2 at \$1,450 and 1 at \$1,400)
Parking	Street
Zoning	B1-2
Type of Roof & Age	Flat
Type of Basement	Full Basement
Ward	1
Alderman – Name and Phone	Daniel La Spata
Nearby Businesses	Coalfire Pizza, Snap Hair, Byline Bank, Starbucks, G&O Tavern, River West Automotive, Inspired Catering and Events
Location Description	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,

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LISTING INFO

	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.
Cross Streets	Grand and Ogden

Plat of Survey

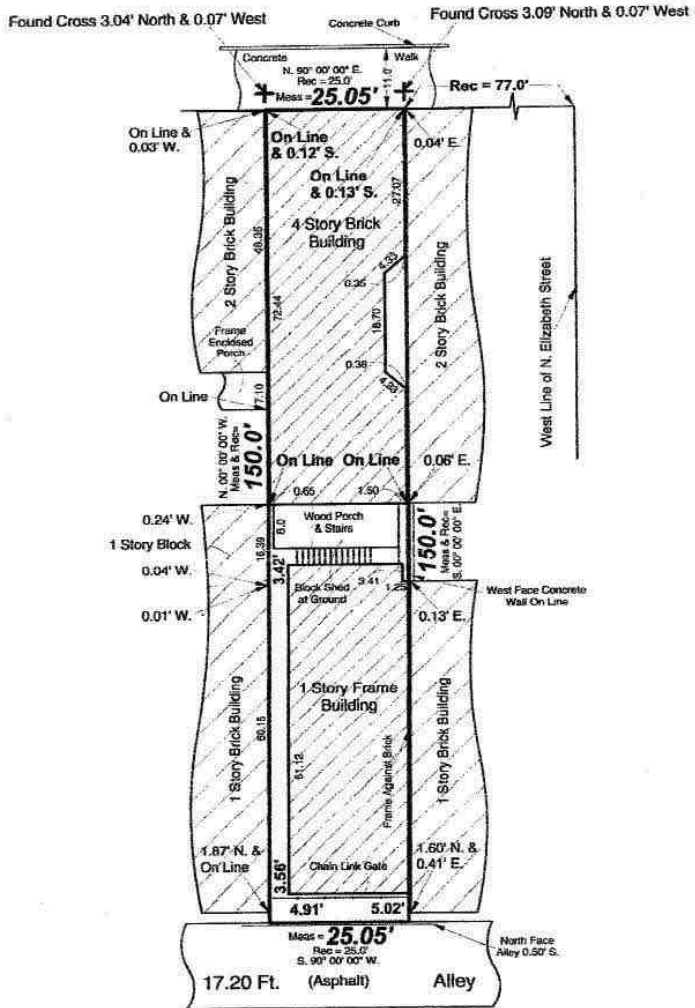


Plat of Survey

Central Survey Company, Inc., 6415 N. Caldwell Ave., Chicago, Illinois 60646-2713
 Phone (773) 631-5285 (Email) www.Centralsurvey.com Fax (773) 792-0879

Legal Description
 Lot 6 in Block 6 in Geo S. Robbins Subdivision of Blocks 6 & 7 of Assessor's Division of the East 1/2 of the North-west 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois
 Commonly Known as: 1321 W. Grand Ave., Chicago, Illinois
 Area of Land Described: 3,757.50 Sq. Ft.

W. Grand Ave.



This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois)
) S.S.
 County of Cook)

I, Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I made an on the ground survey per record description of the land shown hereon on September 7, 2006 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths correct at a temperature of 68° F.

Dated this 7th day of September 2006

Robert G. Baruch

Robert G. Baruch P.L.S. #2366 (expires November 30, 2006)
 Professional Design Firm Land Surveying Corporation (License Number 184-004113)

Legend
 N. = North
 S. = South
 E. = East
 W. = West
 (TYP) = Typical
 Rec = Record
 Meas = Measure
 St. = Street
 Ave. = Avenue
 Scale: 1 inch equals 20 Feet.

Ordered By: Gibson/Darr Architecture

Order Number: 1321B
 Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building