

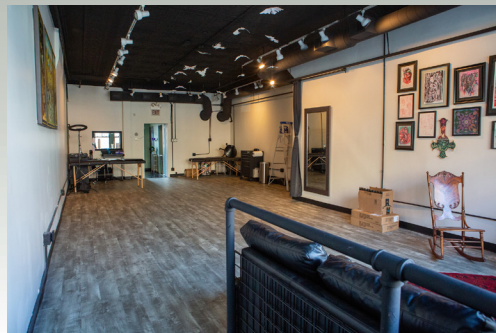
West Town/Ukrainian Village - Chicago

Mixed-use, income-producing property available for investment or to redevelop.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

1953 W. Chicago Ave., Chicago, IL



Demographics

Population	2 mile	5 mile
2010 Population	182,420	1,135,377
2020 Population	192,560	1,151,147
2025 Population Projection	192,490	1,142,089
Annual Growth 2010-2020	0.60%	0.10%
Annual Growth 2020-2025	0.00%	-0.20%

Households

2010 Households	83,180	474,175
2020 Households	86,671	490,493
2025 Household Projection	86,424	488,432

Income

Avg. Household Income	\$125,263	\$106,067
Median Household Income	\$96,059	\$73,602

Source: Costar

Nearby Businesses

Roots Pizza	Forbidden Root
West Town Bakery	Chicago Avenue Salon
Mariano's	—
Sprout Home	—

Location: West Town/Ukrainian Village - Chicago

Sprawling West Town contains a busy stretch of West Chicago Avenue, dotted with New American restaurants and cafes. The Wicker Park area is known for cool global dining, live music bars, and boutiques, while in the Ukrainian Village, the Ukrainian Institute of Modern Art hosts varied cultural events.

-Google

Property Description

Mixed-use investment property has income from existing commercial tenant. Term may be extended or recaptured in 2022 for an owner/operator or redevelopment. The space has a capped-black iron ventilation run that allows for future restaurant use. The two-bedroom apartment is occupied by the owner and will vacate for a sale. Other features include a two-car garage and backyard.

Size (Approx.): 2,360 SF (Bldg.), 2,952 SF (Lot) **Property Taxes:** \$43,000

Purchase Price: \$575,000 (Real Estate)

Zone: 7%

For additional information or to schedule a showing, contact:

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Map

On west Chicago Avenue, between north Damen Avenue and north Wolcott Avenue.

