

Commercial Condo in Prime Location in River North

1018 N. Larrabee Ave., Chicago, IL

\$240,000



Property Overview

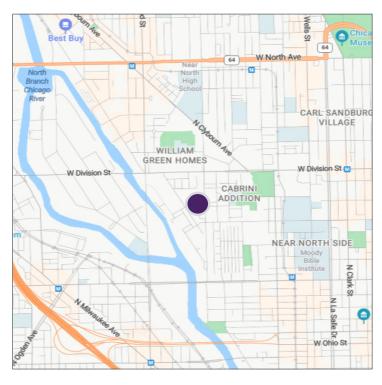
Located near the corner of Kingsbury Avenue and Larrabee Street, a 1,235 square foot commercial condo is available for sale. Formerly occupied by a fitness studio, this condo is part of a 17,000 square foot mixed-use building located in the Goose Island neighborhood. Situated amongst a multitude of residential condos and apartments, shops and restaurants, this condo is perfect for an owner-user or an investment opportunity.

Nestled along the Chicago River's North Branch, Goose Island exudes a unique charm that blends industrial grit with modern allure. Goose Island has undergone a remarkable transformation, now boasting a vibrant mix of upscale lofts, trendy eateries, and chic boutiques. With its proximity to downtown Chicago and stunning riverfront views, Goose Island offers residents and visitors alike a captivating urban experience, where history meets innovation in every cobblestone street and renovated warehouse facade.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	102,634	492,939	943,539
Households	60,248	261,498	436,907
Median Income	\$122,214	\$114,341	\$92,655

Property Highlights

- Approximately 1,235 SF ground floor commercial condo
 Formerly occupied by a studio gw
- -Formerly occupied by a studio gym
- Part of 17,000 SF multi-use building
- Nearby attractions include Target, Starbucks, Jewel-Osco, iFly Indoor Skydiving, REI, Whole Foods, The Moody Bible Institute, restaurants, entertainment venues and more
- Perfect opportunity for a user or investor
- Land area: 2,178 SF
- Traffic Count: 7,176 vehicles daily
- Zoning: C1-2 (Neighborhood Commercial District)
- Taxes (2022): \$14,288.37



Sean Wagner

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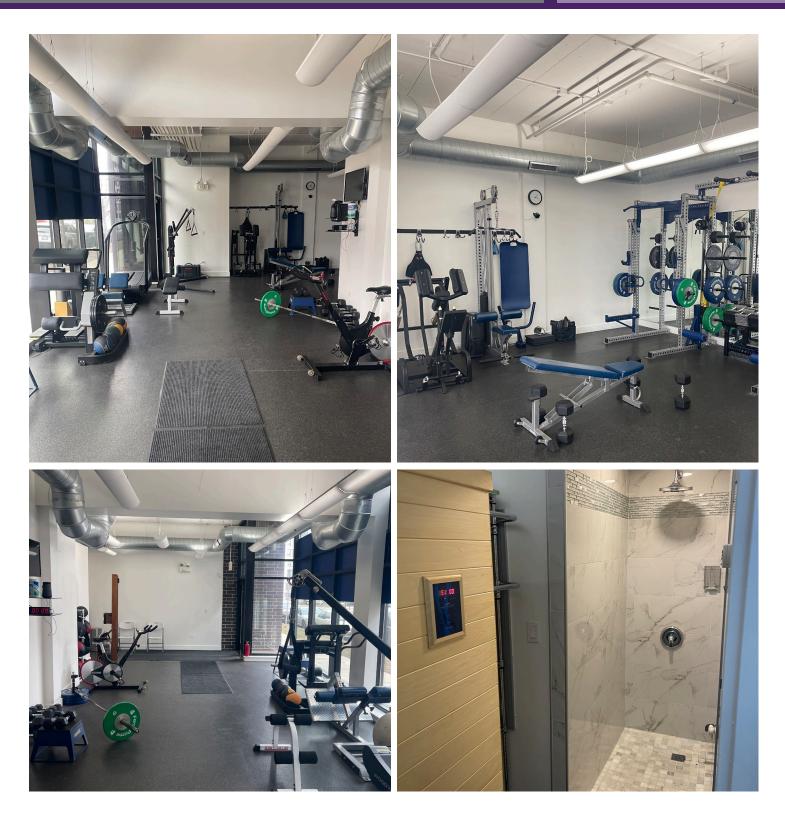
All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or event fixed without notice. Projections, opnions, assumptions and estimates are presented as evamples only and may not represent actual performance. Consult tax and legal advisors to perform your ow needing to cormission will be paid to a broker that is persenting thereakes, their company another broker or representative of their company, or a member of the broker's family. An affidext wi are an ident to retrift that the minonal is not action as a broker to nav manner.



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