

MILLENNIUM PROPERTIES R/E *Commercial Condo in Prime Location in River North*

1018 N. Larrabee Ave., Chicago, IL

\$240,000



Property Highlights

- Approximately 1,235 SF ground floor commercial condo
- 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

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

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