

MILLENNIUM  
PROPERTIES R/E

105 West Chicago Avenue  
Chicago, IL  
Price Upon Request

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# PROPERTY OVERVIEW



**105 W Chicago Avenue** is a 7,500 square foot, three-story plus a full basement, mixed-use property at the southwest corner of Clark Street and Chicago Avenue in the desirable River North neighborhood. Situated on a 2,614 square foot site, the subject was constructed for the current owners and is comprised of a 1,000 square foot retail space on the ground floor that is currently a restaurant, a well-appointed 1,600 square foot office suite on the second floor and a two-bedroom, two-bath apartment with lofted space on the third floor, plus a spectacular roof deck. All of the mechanicals and roof are newer and meticulously maintained. The property benefits from its excellent visibility, as it is located on one of the main east/west and north/south arteries in the city. The visibility and in-place income coupled with the easy access to Lake Shore Drive, the I-90/I-94 Expressway and public transportation makes this offering the perfect opportunity for an investor or user to acquire a boutique multi-unit building in the heart of the vibrant River North neighborhood.

The River North neighborhood of Chicago is a sought-after location for both business and residential because of its central location, connecting Fulton Market, River West, the Loop, Gold Coast, Streeterville, and the Magnificent Mile. This vibrant neighborhood hosts a multitude of retail shopping options, art galleries, hotels and high-end residential. The neighborhood is also Chicago's go-to hub of nightlife and entertainment, featuring many of the city's acclaimed bars and clubs. This area has a high population density with more than 14,300 existing multi-family units, 2,760 more under construction, and over 1,380 proposed. The area continues to see a significant increase in residential developments and developer / investor activity over the past several years.

# PROPERTY HIGHLIGHTS

- 7,500 SF 3-story mixed use building
  - 1,000 SF ground floor retail space
  - 1,600 SF second floor office space
  - Two-bedroom, two-bath lofted apartment
  - Private roof deck with washroom
- In-place income of \$61,800 plus potential signage revenue
- All floors have well laid-out floor plans, sun-filled spaces and high-quality appointments
- The basement can be used for office space as well as storage
- Perfect live/work opportunity
- Newer mechanicals and roof
- Elevator servicing the second, third and roof
- Private garage
- Excellent access to public transportation and I-90/I-94/I-290/I-55 expressways
- High density area
- Traffic count: 22,882 vehicles daily
- Zoning: DX-7
- Taxes (2022): \$38,225.45