

# MILLENNIUM PROPERTIES R/E *Highly Visible Retail/Office Unit on Hard, Traffic-Lit Corner*

39-41 N. Morgan St., Chicago, IL

**\$450,000**



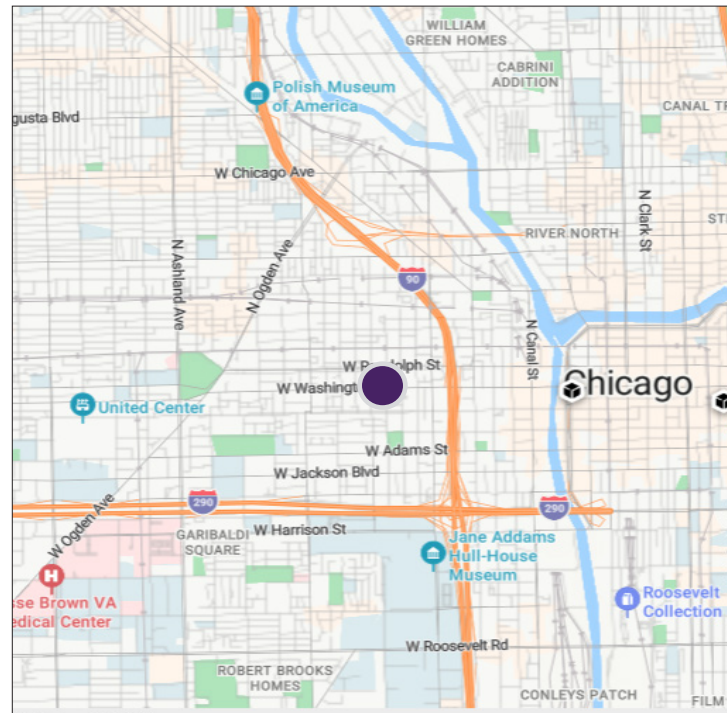
## Property Highlights

- 1,583 SF corner unit on ground floor - Can be divided into two units
- Part of a 4-story 31,476 SF condominium building
- Situated on the hard corner of Morgan St. and Washington Blvd.
- Incredible location in West Loop
- Easy access to public transportation
- Nearby: Fulton Market, Whole Foods, Mariano's, McDonald's headquarters, Google campus and many trendy restaurants
- Steps away from awarding winning Guidepost Montessori and Skinner school district
- Traffic Count: 12,063 vehicles daily
- Zoning: DX-3
- Taxes (2022): \$24,502.92

## Property Overview

Available for sale is a 1,583 square foot retail/office unit in a 4-story condominium building in the West Loop. Located on a traffic-lit highly visible corner, this space was formerly a banking institution space. The building is very well-located amongst a multitude of restaurants, shopping and entertainment in the area and has easy access to public and vehicular transportation. Great opportunity for an investor.

Situated in the West Loop, this property is nestled in the Jackson Boulevard District is a historic and vibrant neighborhood which is in close proximity to downtown Chicago and provides easy access to world-class dining, entertainment and boutiques and business hubs.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	67,134	476,989	970,333
Households	36,751	237,844	428,941
Median Income	\$124,010	\$108,693	\$88,835

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