

Prime Development Opportunity West Town / West Loop

1347 W GRAND AVE
CHICAGO, ILLINOIS

PRESENTED BY

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AW PROPERTIES
GLOBAL

1347 W Grand



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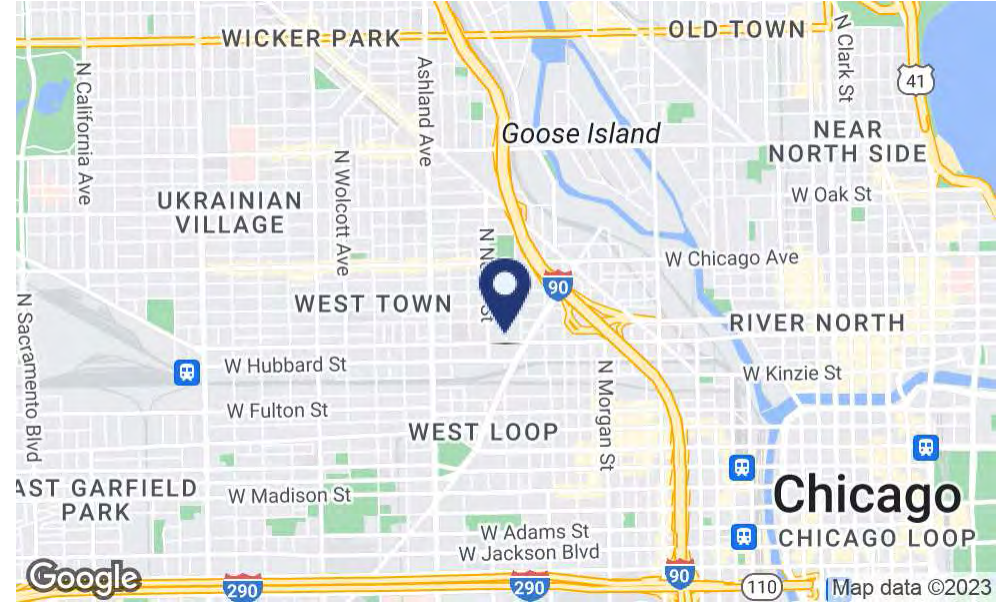
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AW Properties Global, LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1
PROPERTY INFORMATION

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000
Number of Units:	2
Lot Size:	4,950 SF
Lot Dimensions:	33'x150'
Zoned	B1-3
FAR	3.0
Ward	1st
Alderman	Daniel LaSpata

PROPERTY DESCRIPTION

AW Properties Global is pleased to present an opportunity to acquire a premier development site in West Town just north of Fulton Market / West Loop. The oversized lot is a 33'x150' (4,950 sqft) parcel of land. There is an existing frame 2-flat on the property. The property is zoned B1-3.

PROPERTY HIGHLIGHTS

- Prime West Town / Fulton Market / West Loop Location
- Development Site 33x150
- Zoned B1-3

West Town Neighborhood Description

LOCATION DESCRIPTION

West Town, located in the vibrant city of Chicago, Illinois, is a diverse and thriving neighborhood that seamlessly blends historic charm with modern urban living. Known for its eclectic mix of residents, cultural attractions, and trendy shops and restaurants, West Town offers a unique and lively atmosphere that appeals to both locals and visitors alike.

One of the defining features of West Town is its rich architectural heritage. The neighborhood showcases a variety of architectural styles, from elegant Victorian homes and brownstones to sleek contemporary buildings. Walking through its tree-lined streets, you'll find a picturesque blend of old and new, making it a visually captivating place to explore.

West Town is home to several lively and distinct neighborhoods within its boundaries, each with its own character. Ukrainian Village, with its strong Eastern European influence, is a hub of traditional bakeries, delis, and vibrant cultural festivals. Wicker Park, on the other hand, is known for its artsy vibe, boasting a vibrant music scene, art galleries, and hipster-friendly boutiques. Noble Square offers a mix of residential and commercial spaces, with a growing number of trendy cafes and gastropubs.

Food enthusiasts will find themselves spoiled for choice in West Town. The neighborhood is a culinary hotspot, offering a diverse range of dining options that cater to every palate. From upscale farm-to-table restaurants and trendy gastropubs to ethnic eateries serving authentic cuisine from around the world, West Town has something for everyone. Exploring the neighborhood's numerous dining establishments is a delight for food lovers.

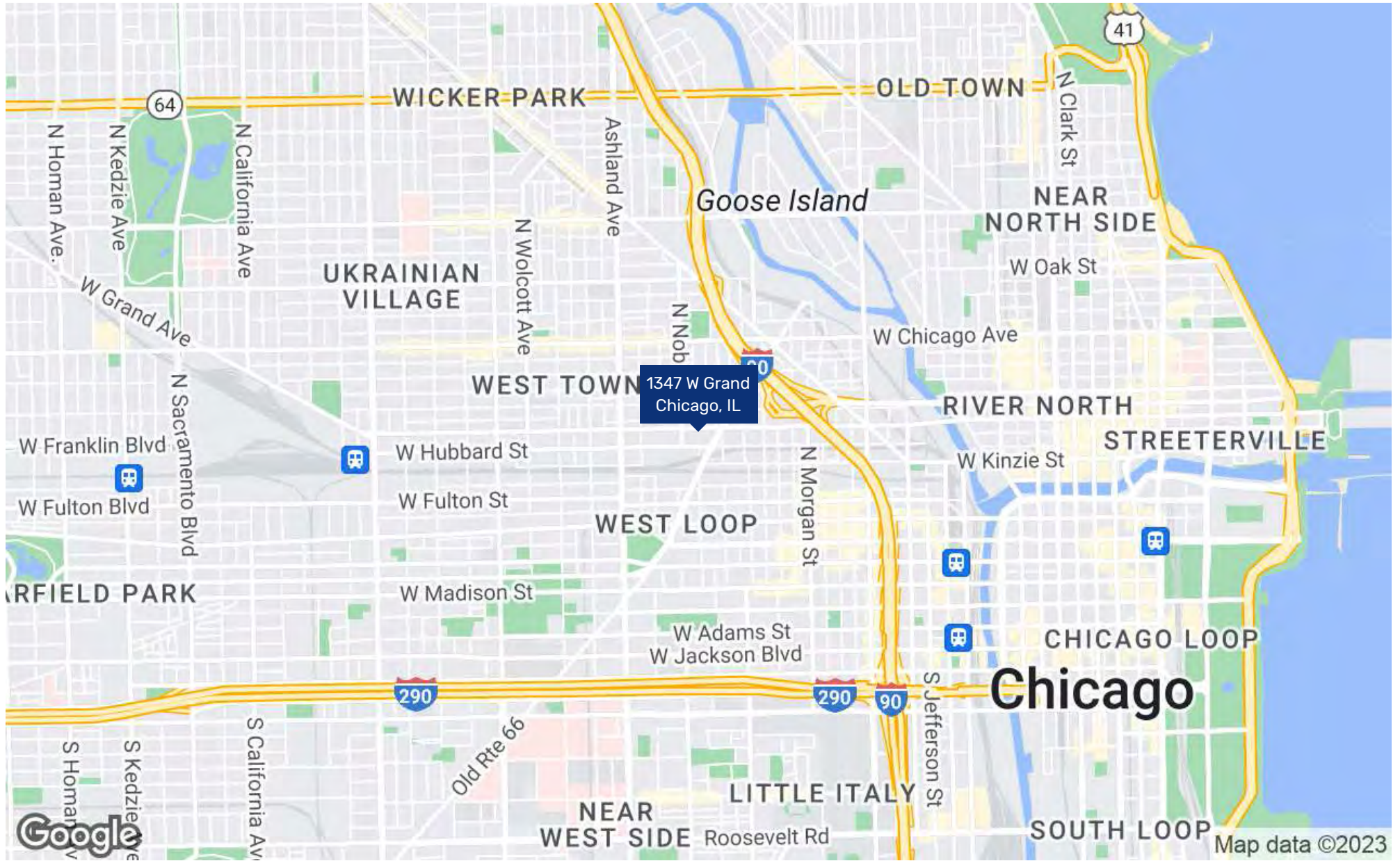
Overall, West Town offers a dynamic and vibrant lifestyle, blending a rich history with a contemporary edge. With its diverse community, cultural attractions, thriving dining scene, and artistic flair, West Town continues to be an exciting and sought-after neighborhood in Chicago.



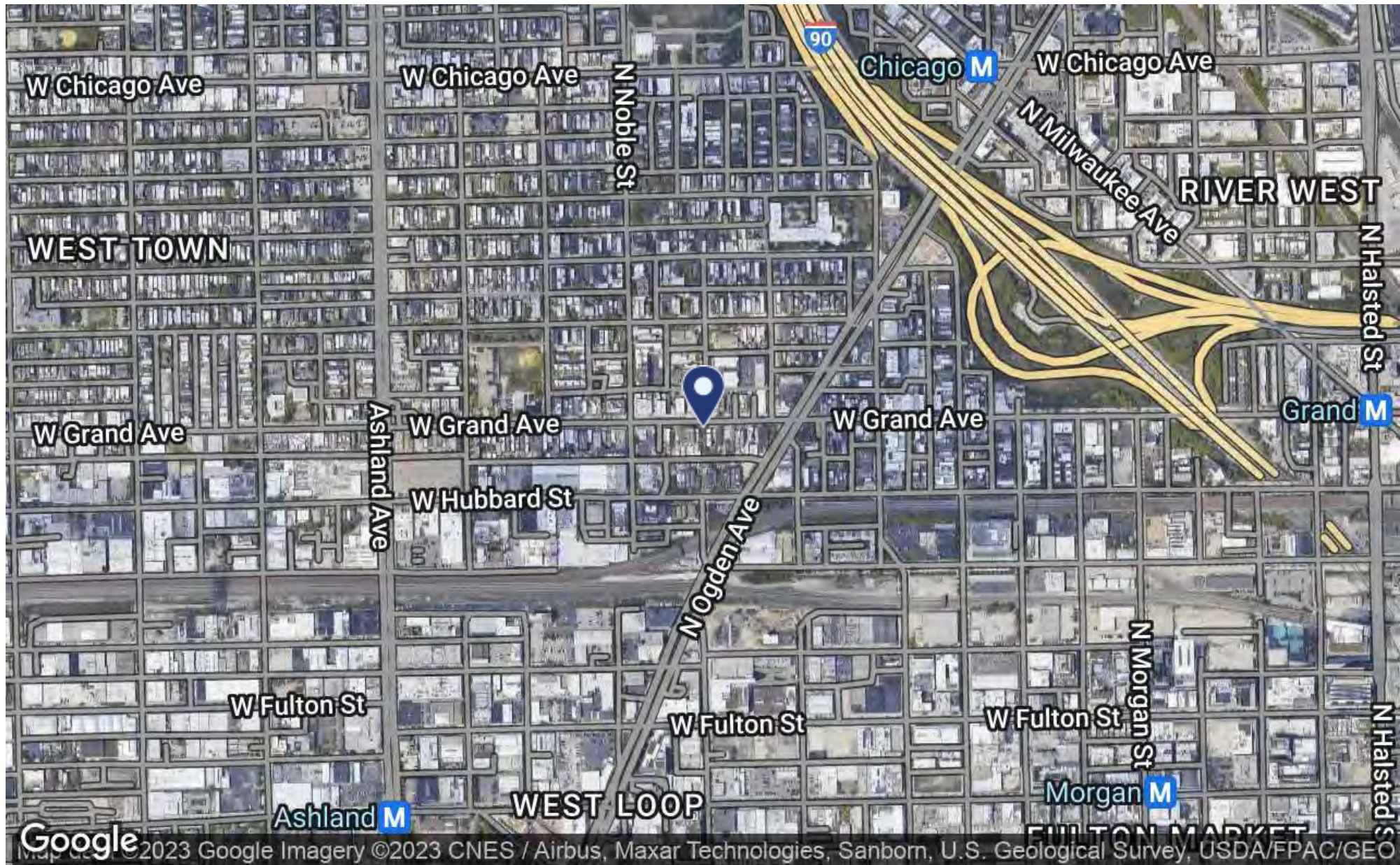


SECTION 2
LOCATION INFORMATION

Regional Map



Location Map





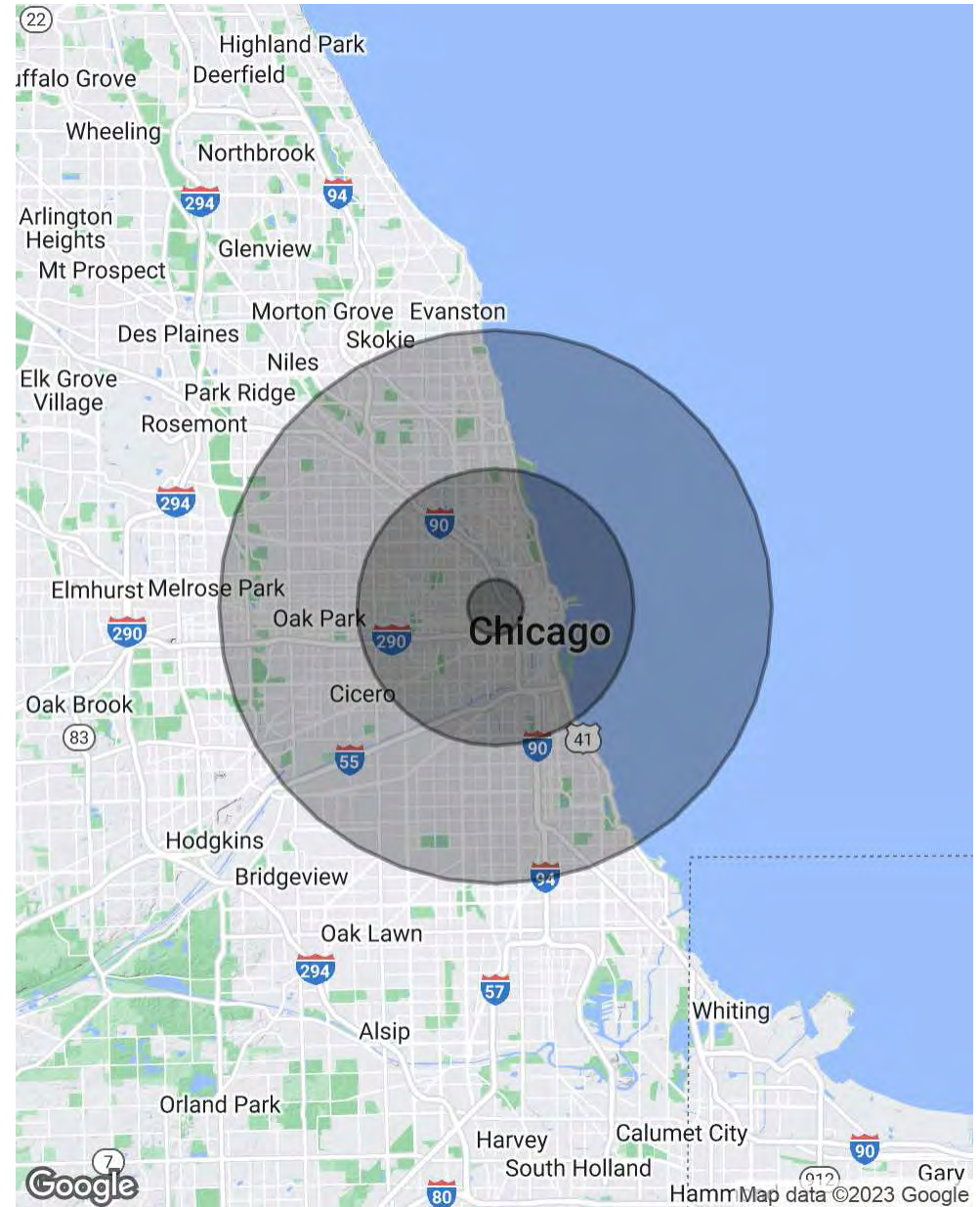
SECTION 3
DEMOGRAPHICS

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49,073	1,022,020	2,633,541
Average Age	33.9	34.2	35.9
Average Age (Male)	34.1	33.9	35.1
Average Age (Female)	33.9	34.9	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	26,667	502,781	1,170,690
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$140,627	\$109,465	\$88,110
Average House Value	\$502,895	\$404,221	\$319,482

* Demographic data derived from 2020 ACS - US Census





SECTION 4
SITE PHOTOS

Additional Photos





SECTION 5
SURVEY

SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518

5805 W. HIGGINS AVE., CHICAGO, IL 60630
phone: (773) 853-2672; fax: (773) 736-4616
www.surveyorstand.com

470 SHAGBARK CT., ROSELLE, IL 60172
phone: (630) 351-9489

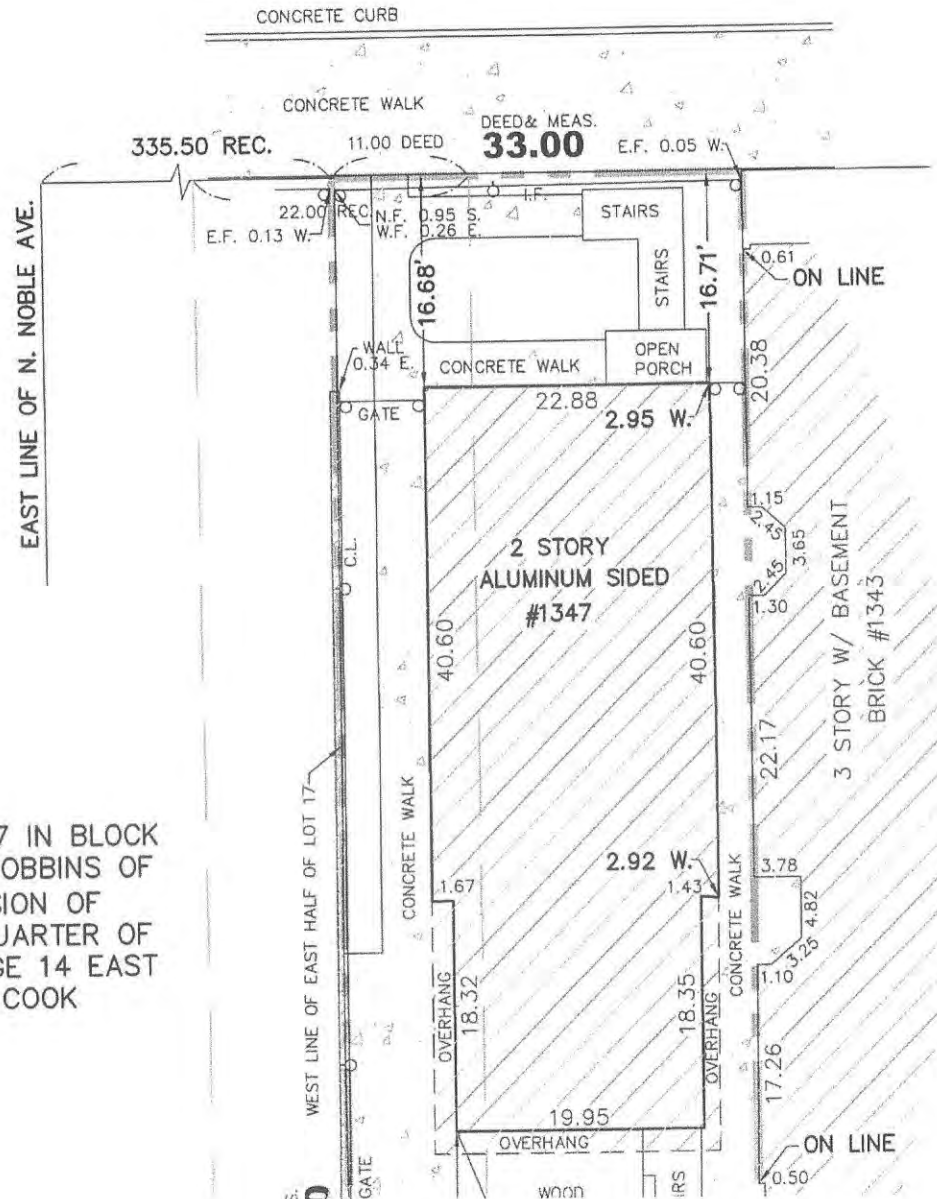
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

W. GRAND AVE.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



LEGAL DESCRIPTION:

LOT 16 AND THE EAST HALF OF LOT 17 IN BLOCK 6 IN THE SUBDIVISION BY GEORGE S. ROBBINS OF BLOCKS 6 AND 7 OF ASSESSOR'S DIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
 1347 W. GRAND AVE.
 CHICAGO, IL 60642
 P.I.N. 17-08-132-013-0000
 LAND AREA ± 4,950 sq. ft.

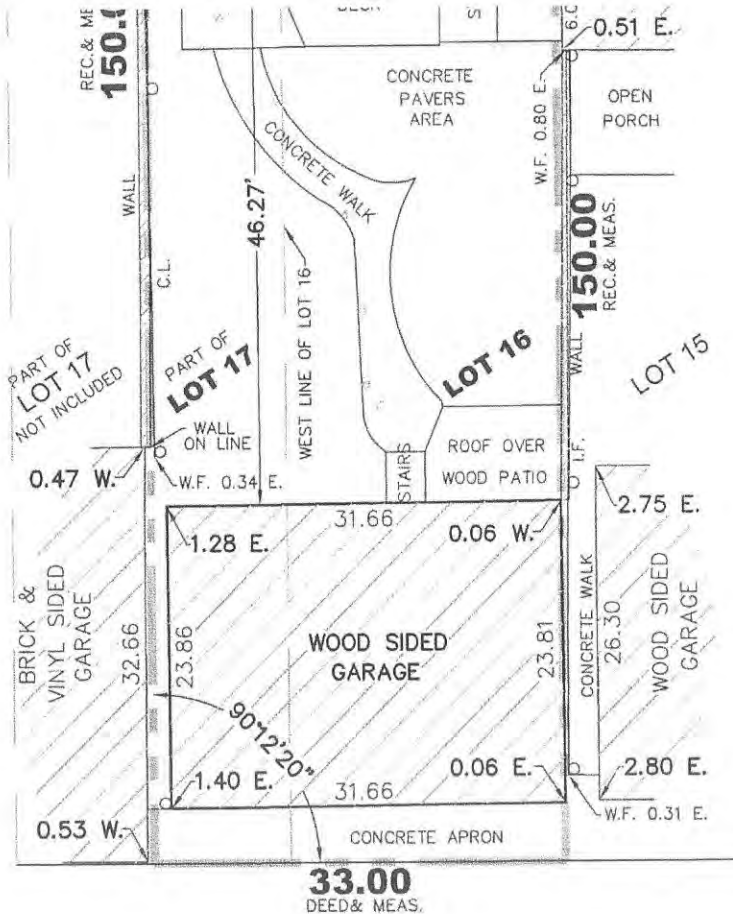
Legend

— FENCE
 WD = WOOD FENCE C.L. = CHAIN LINK
 V.F. = VINYL FENCE I.F. = IRON FENCE
 N.F. = NORTH FACE S.F. = SOUTH FACE
 W.F. = WEST FACE E.F. = EAST FACE
 I.P. = IRON PIPE I.R. = IRON ROD

● IRON ROD FOUND ○ IRON ROD SET
 ● IRON PIPE FOUND ○ IRON PIPE SET
 + CROSS FOUND & SET

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: VINCE PAGONE
 COMPANY OR ORGANIZATION: VILLA CAPITAL PARTNERS, LLC
 SURVEYED BY: PJS
 DRAWN BY: PJS
 CHECKED BY: AFS
 PROJECT No: 158-16



17.2 FT. PUBLIC ALLEY (BLACKTOP)

STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION
 LICENCE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND
 SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE
 DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
 REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS
 TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 6TH DAY OF MAY A.D. 20 16.
 CHICAGO, ILLINOIS, DATE OF PLAT 10TH DAY OF MAY A.D. 20 16.

BY Andrzej F. Spiewak
 ANDRZEJ F. SPIEWAK ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENCE No. 035.003178 LICENSE EXPIRES 11/30/2016

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL





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