

EXCEPTIONAL USER OR DEVELOPMENT OPPORTUNITY!

DYNAMIC HUMBOLDT PARK LOCATION

UNIQUE 3,300 SF ART DECO BUILDING/25 CAR PARKING

TWO LOTS TOTALING 11,900 SQUARE FEET

3234 W. North Avenue/1617 N. Sawyer Avenue, Chicago, Illinois



HIGH VISIBILITY CORNER (NORTHEAST CORNER OF NORTH & SAWYER AVENUES)

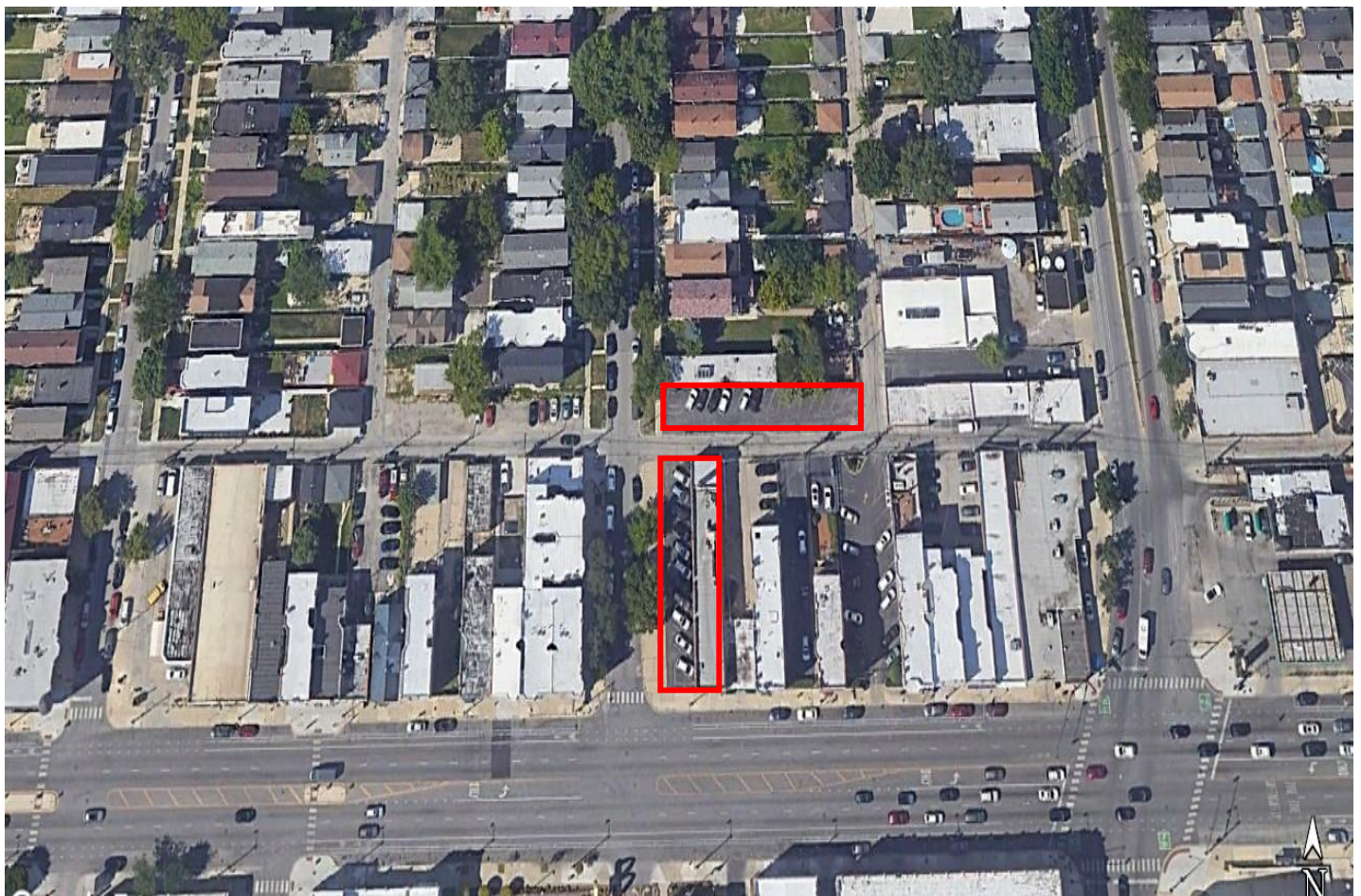
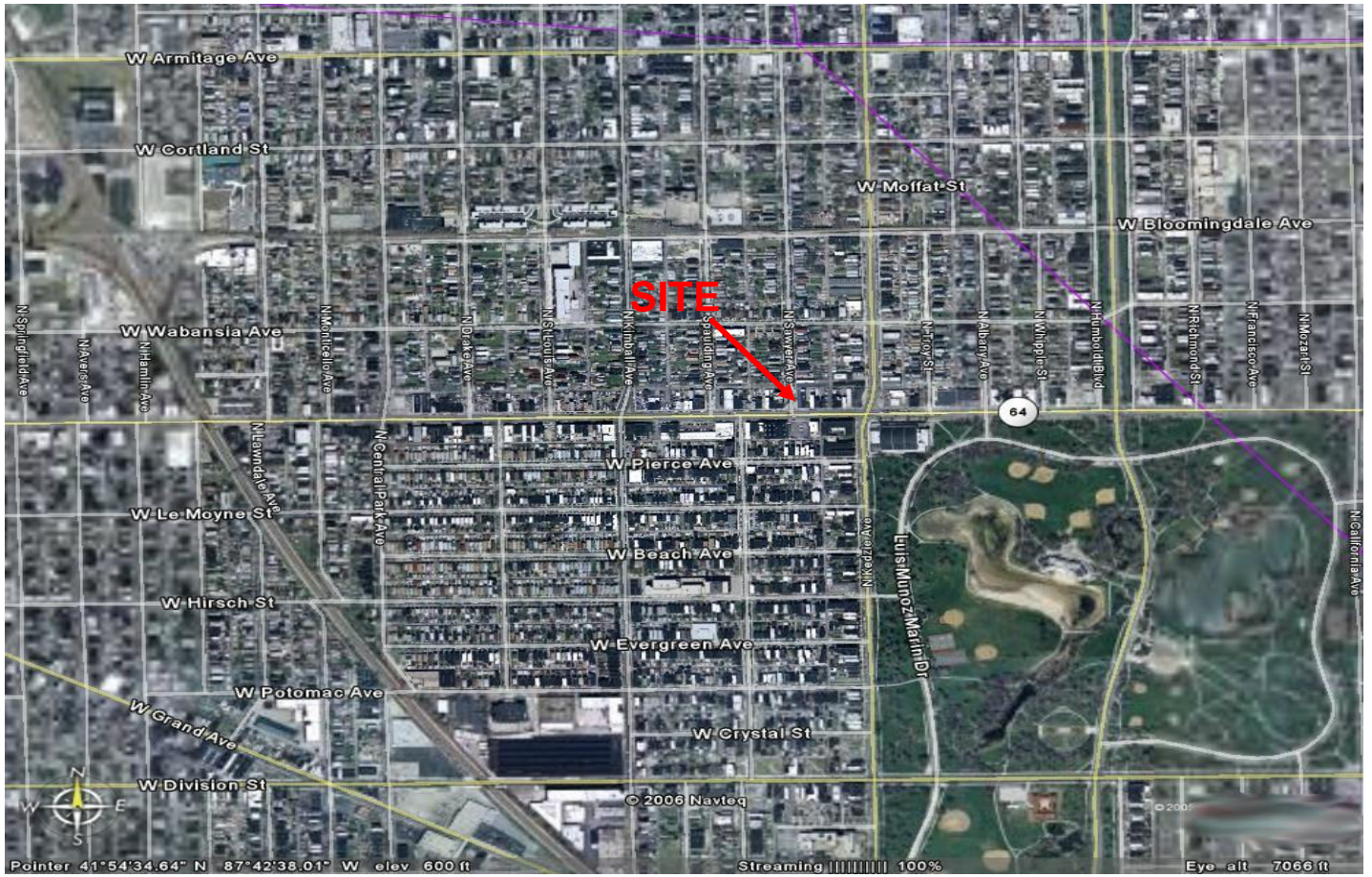
We are pleased to offer the opportunity to investigate this unique masonry art deco building that was originally built as a theater in the heart of Humboldt Park on heavily traveled North Avenue. Retrofit the existing building with its soaring high ceilings or redevelop the two landsites. The property enjoys the benefits of a high traffic location, excellent visibility, densely populated community, and immediate access to public transportation.

- ◆ Unique Art Deco design 3,300 square foot building originally built as a theater features 20+ foot high ceilings
- ◆ Two lots provide designated parking for 26 vehicles
- ◆ Heavily traveled North Avenue (IL Route 64)/Average Daily Traffic Count of 24,600 vehicles
- ◆ Possible adaptive retrofit of building for religious facility, restaurant/bar, cultural/social organization, or other possibilities
- ◆ Development opportunities present itself with a 6,676 SF corner lot (49' x 136.24') and 5,190 SF (29.30' x 177.14') lot
- ◆ B3-2 and R3-2 zoned sites allow numerous commercial, mixed-used, and multi-family residential development options
- ◆ Dynamic Humboldt Park community has experienced a steady mix of both commercial and residential development
- ◆ Densely populated neighborhood
- ◆ Immediate access to public transportation
- ◆ Surveys and additional property information available upon request

For Additional Information:
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3234 W. NORTH AVENUE (NEC NORTH & SAWYER AVENUES)/1617 N. SAWYER AVENUE CHICAGO, IL

