

FOR SALE – RETAIL / RESTAURANT BUILDING

# 2343 W. CHICAGO AVENUE

CHICAGO, IL



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# 2343 W. CHICAGO AVENUE

Baum Realty Group, LLC has been exclusively retained to offer for sale 2343 W. Chicago Avenue, a retail building situated in Chicago's Ukrainian Village neighborhood, near West Town.

This property features a single-story masonry building encompassing  $\pm 2,500$  SF, currently operating as a restaurant. This building is ideal for an owner-user to open a new restaurant or for an investor to lease out due to its great location. Noteworthy amenities include ample parking at the rear, offering the potential for an outdoor dining area. This offering presents an ideal investment for those seeking a space in a dynamic neighborhood.



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 **BAUM**  
REALTY GROUP





## PROPERTY HIGHLIGHTS

- + Retail property ideal for owner-users.
- + Capitalize on strong signage potential through reuse of the existing blade sign.
- + Private parking lot at the rear, offering potential for conversion into outdoor dining space.
- + Prominent location on Chicago Avenue, ensuring exposure to 15,300+ Vehicles Per Day (VPD).

ASKING PRICE: \$675,000 (\$270/SF)

BUILDING SIZE: ±2,500 SF

LOT SIZE: 33.45' x 122.60'

PROPERTY PIN: 17-07-100-034-0000

TAXES: \$39,705 (2022, payable 2023)

ZONING: C1-3

YEAR BUILT 1923

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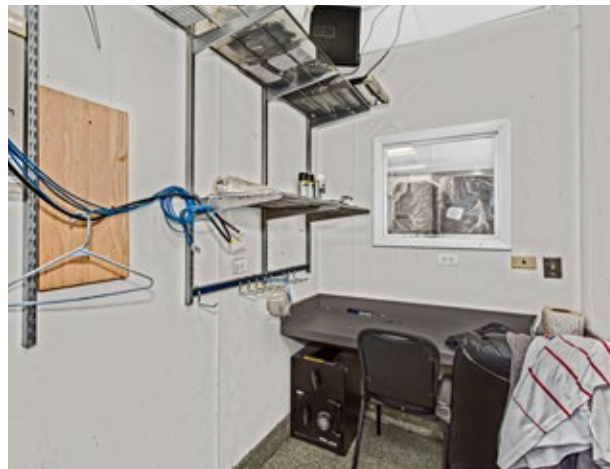


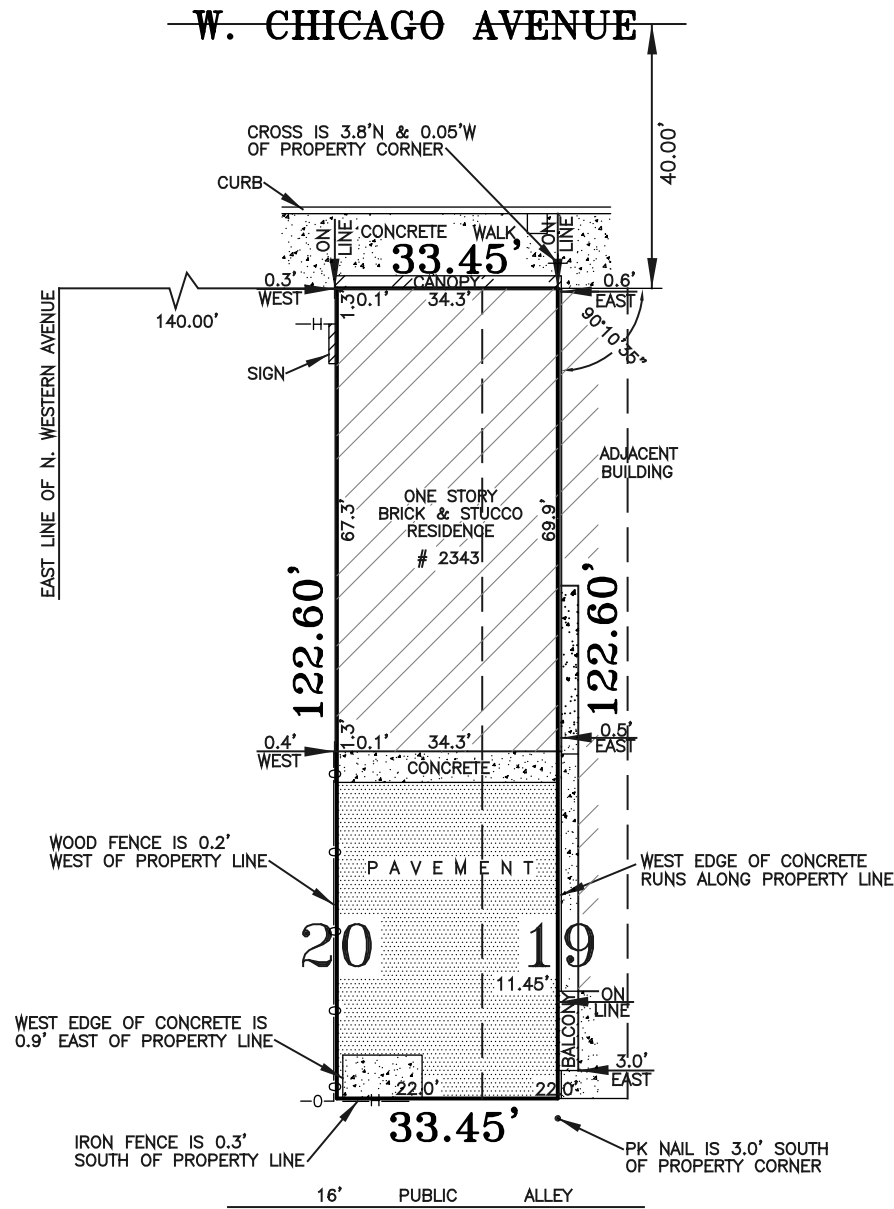
## LOCATION DETAILS

This property is well located in Chicago's Ukrainian Village neighborhood - a distinctive and culturally rich section of West Town. This prime location on the south side of Chicago Avenue near the SEC of Chicago & Western sees over 15,300+ vehicles per day (VPD) and is home to a population of approximately 50,000 people living within a one-mile radius.

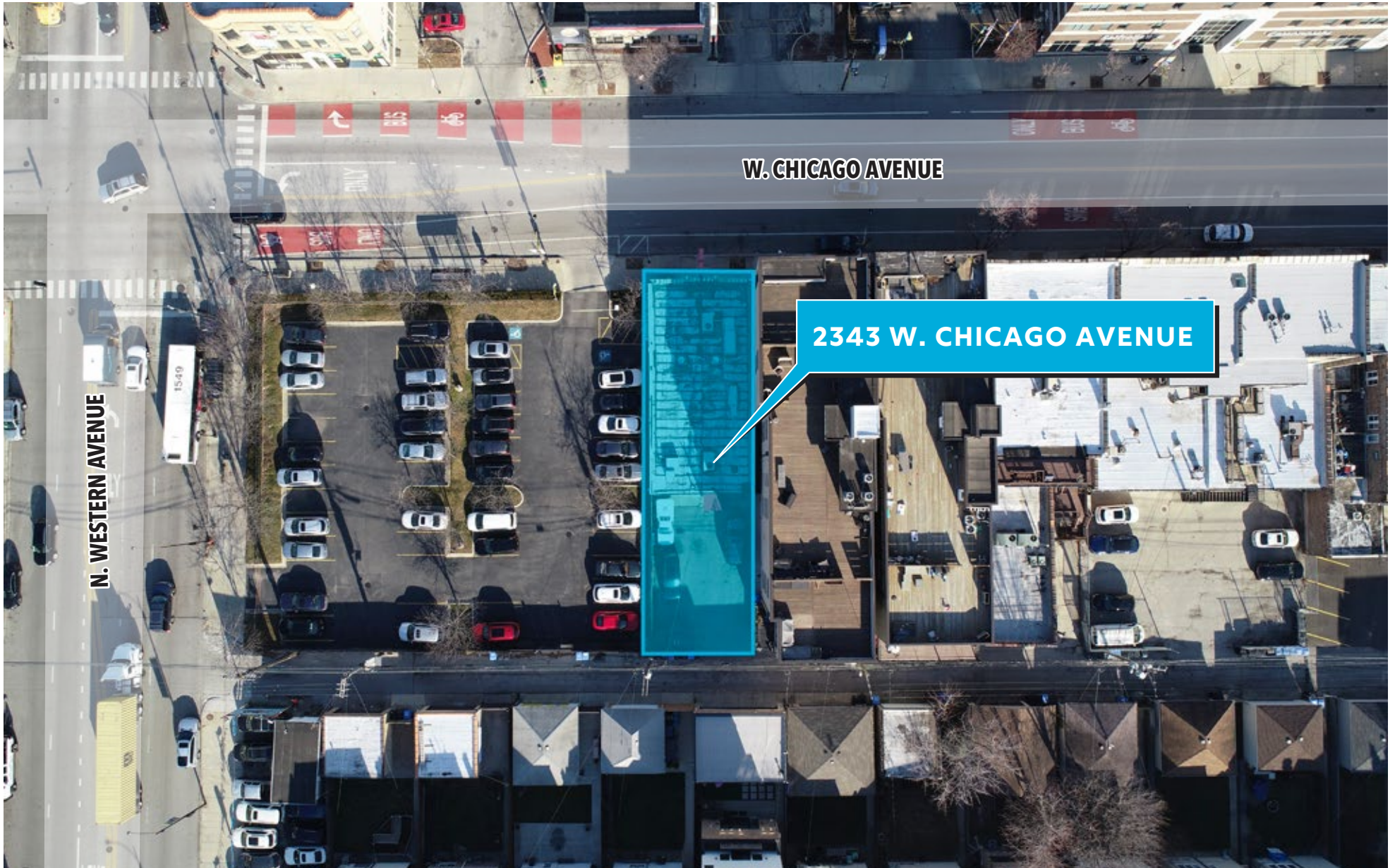
This location has great accessibility to nearby public transportation, as it is located less than 150 feet away from the Chicago & Western CTA Bus Stop and less than 1.5 miles away from multiple CTA Train Stations (such as the Ashland Green & Pink Line CTA Station & the Western Blue Line CTA Station).

There is good accessibility to and from Chicagoland expressways as well, as the property is approximately 1.5 miles north of the Eisenhower Expressway (I-290), approximately 1.5 miles west of the Kennedy Expressway (I-90), and approximately 2.5 miles northwest of the Jane M. Byrne Interchange.









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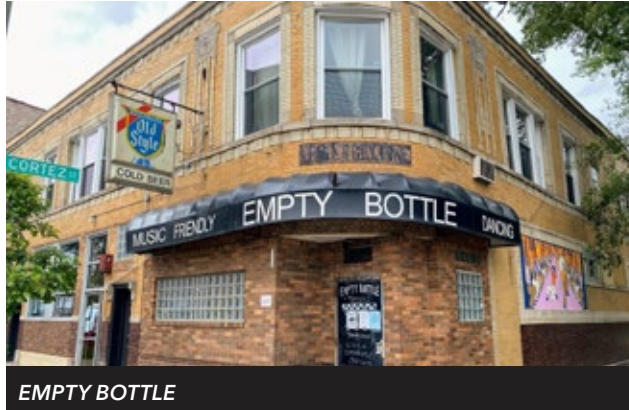
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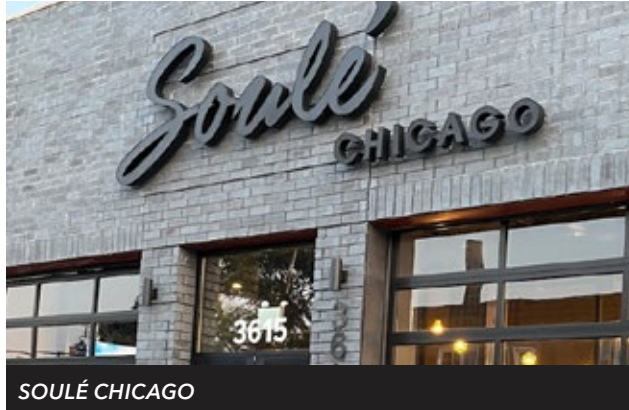
FORBIDDEN ROOT



EMPTY BOTTLE



KASIA'S DELI



SOULÉ CHICAGO



UKRAINIAN INSTITUTE OF MODERN ART



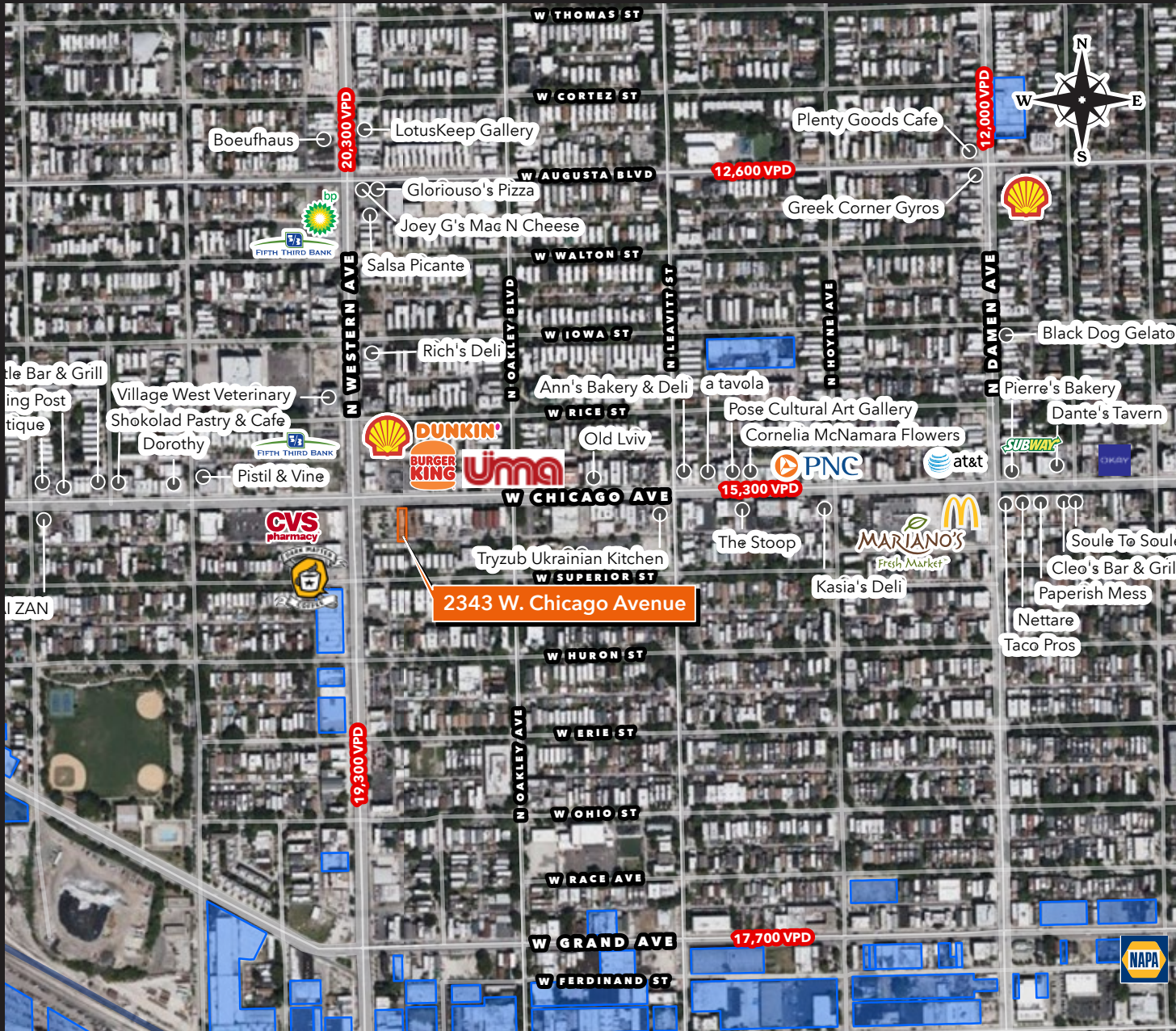
TRYZUB UKRAINIAN KITCHEN

## WEST TOWN / UKRAINIAN VILLAGE

West Town is home to many neighborhoods within the neighborhood, each having its own distinct charm. It's known for its eclectic, artsy vibe. It's one of the city's up-and-coming hot spots, where you can uncover laid back taprooms, unique museums, old-school vintage shops, Michelin-star restaurants, and tons of cool art – both in the galleries and on the streets.

The historic Ukrainian Village, brings Eastern European heritage to the area. The Ukrainian National Museum houses an unparalleled collection of cultural artifacts, and the Ukrainian Institute of Modern Art presents works by internationally recognized artists from around the world. Don't miss the gallery district and colorful public art that attracts artists and art-lovers to West Town. For the foodies, Chicago Avenue is the spot to explore, featuring many of the area's diverse restaurants and bars are clustered around the area.





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