



 **CONLON**
COMMERCIAL

3415-3425 N ASHLAND AVE

INDUSTRIAL MANUFACTURING/REDEVELOPMENT SITE FOR SALE

LAKEVIEW

PROPERTY DETAILS

SIZE

- ▶ Building: Approximately 25,776 square feet
- ▶ Lot: Approximately 16,554 square feet

PRICE

- ▶ Subject to offer

HIGHLIGHTS

- ▶ Two-story brick industrial manufacturing/office building
- ▶ PINs: 14-20-308-010/031/033
- ▶ One small dock door
- ▶ Tall ceilings ranging from 10-12 foot high
- ▶ Zoning: C1-2, TOD zoning bonuses available
- ▶ The building has wood floors and wood ceilings throughout that could make nice loft space for residential, retail, or office uses.
- ▶ 2,000 square feet of finished office space, divided into general office area, two private offices and two washrooms
- ▶ Roof has been well maintained and is serviceable. The office area has existing AC and hot water boiler heat, and the warehouse is currently heated by a Kewanee steam boiler. There is a fire sprinkler system throughout the office and warehouse areas.
- ▶ One two-stop 4,000 pound capacity freight elevator
- ▶ 800 amps incoming service



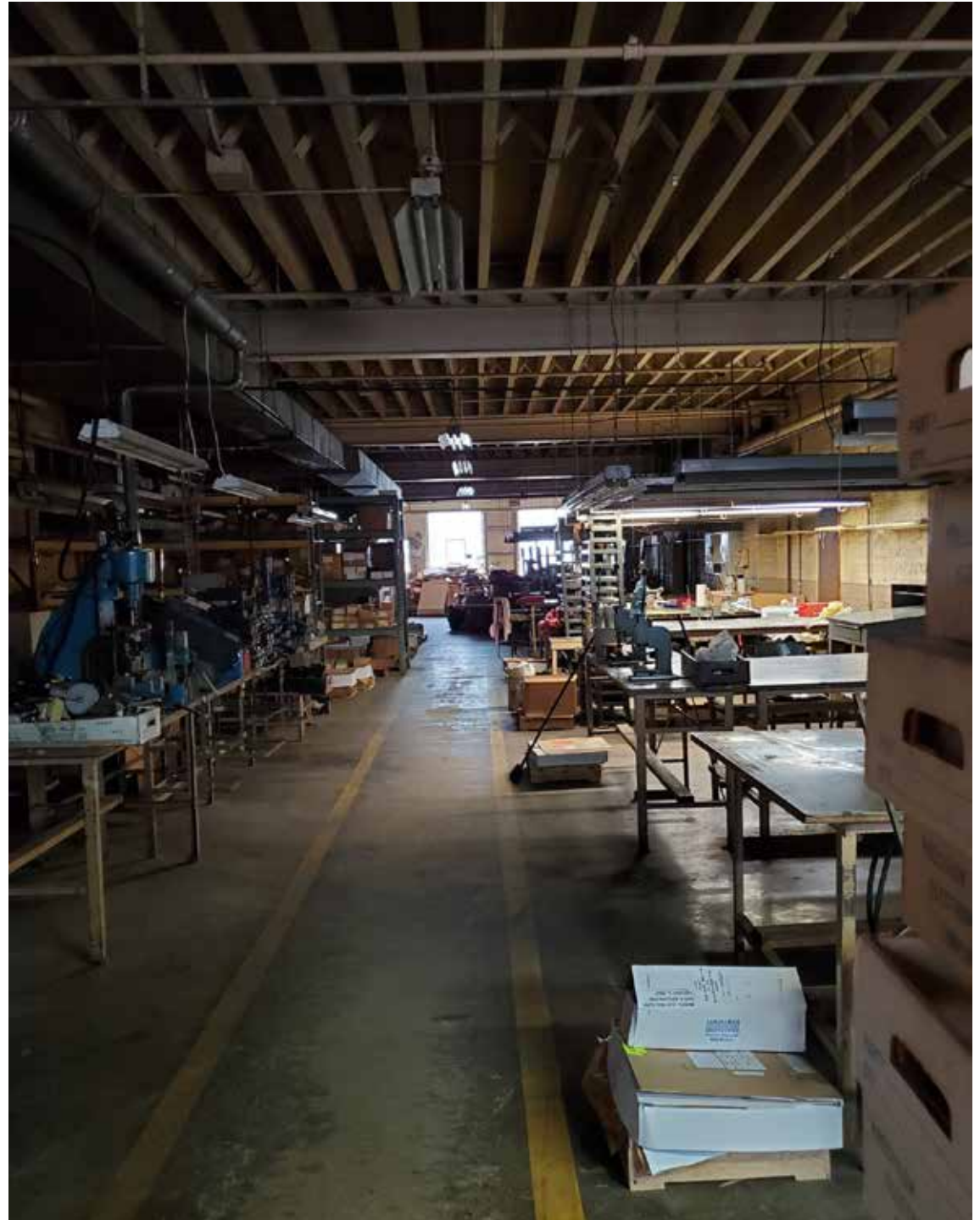
BUILDING HIGHLIGHTS

HIGHLIGHTS

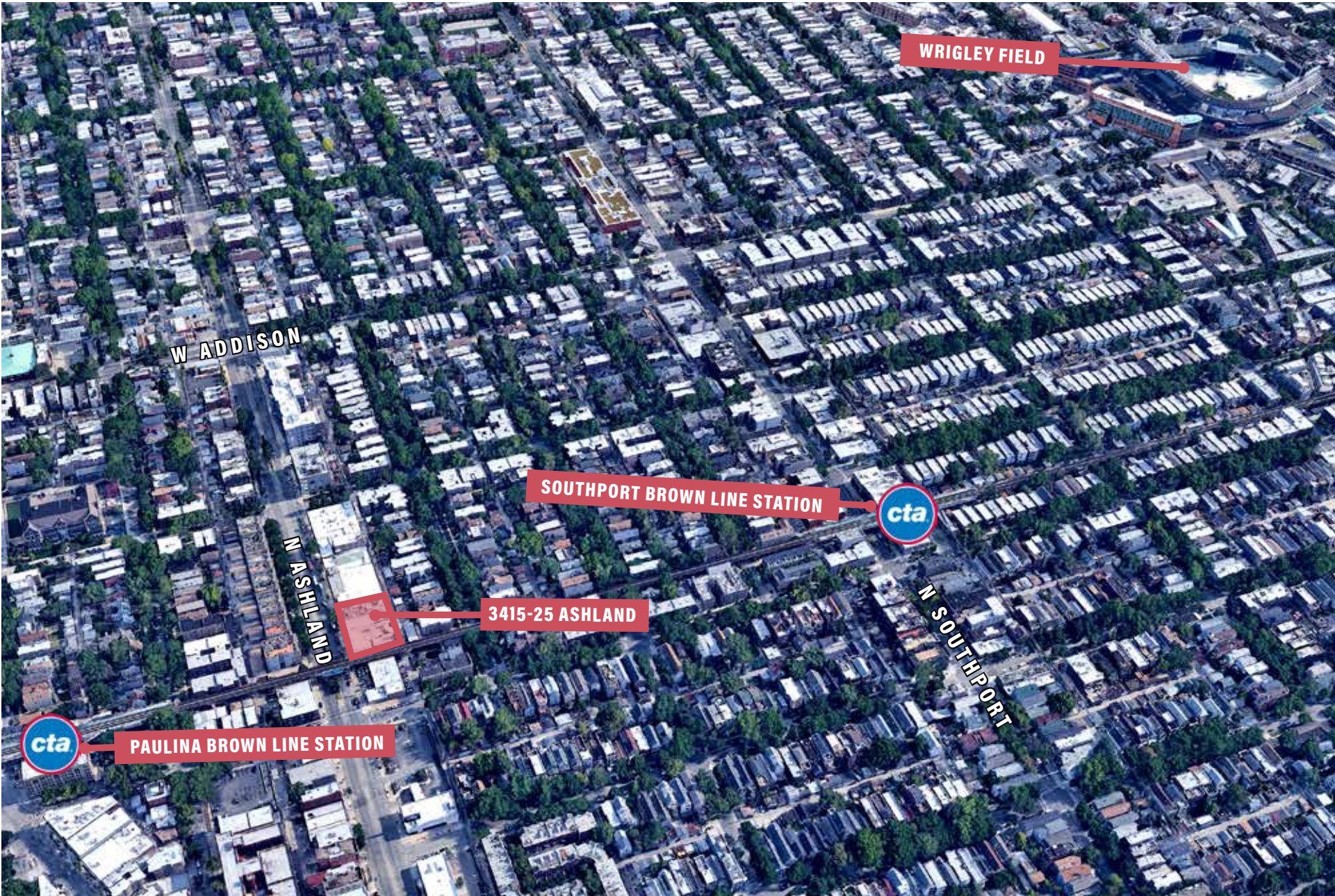
- ▶ Property is an existing industrial building that could be a great adaptive reuse or new mixed-use residential development in a highly desirable location in Lakeview near Roscoe Village and North Center neighborhoods
- ▶ Located approximately 800 ft from the Paulina and 1,200 feet from the Southport Brown Line CTA stops. Site falls within a TOD district with those two train stations that provide for re-zoning bonuses.
- ▶ Site is located on the “Low-Line” linear park, pedestrian walkway and garden beneath the Brown Line train tracks between Paulina Street and Ashland Avenue (will be extended to Southport) which is one of its most attractive features
- ▶ Near vibrant retail/restaurant corridors on Southport Avenue and Lincoln Avenue centered between the two train stations
- ▶ Nearby national retailers include Target, PetSmart, Chase Bank, Athleta, GAP, Paper Source, J Crew, Soul Cycle, Sola Salons, Anthropologie, Blue Mercury, Starbucks, XSport Fitness, The Vitamin Shoppe, Sports Clips, Bank of America, FedEx, PNC Bank, Free People, Lush Cosmetics, Jeni's Splendid Ice Cream, Foxtrot Market, Amazon Books, Lululemon, Subway, Walgreens
- ▶ Nearby local restaurants include Frasca Pizzeria & Wine Bar, Crosbys Kitchen, Coda Di Volpe, Brown Bag Seafood, Dinkel's Bakery, Cafe El Tapatio, Bai Cafe, The Green Lady, Waterhouse Tavern & Grill, Corridor Brewery & Provisions, Tuco & Blondie, The Butcher's Tap, Lange's Lounge, D'Agostino's Pizza & Pub, Flagship Tavern & Grill

DEMOGRAPHICS

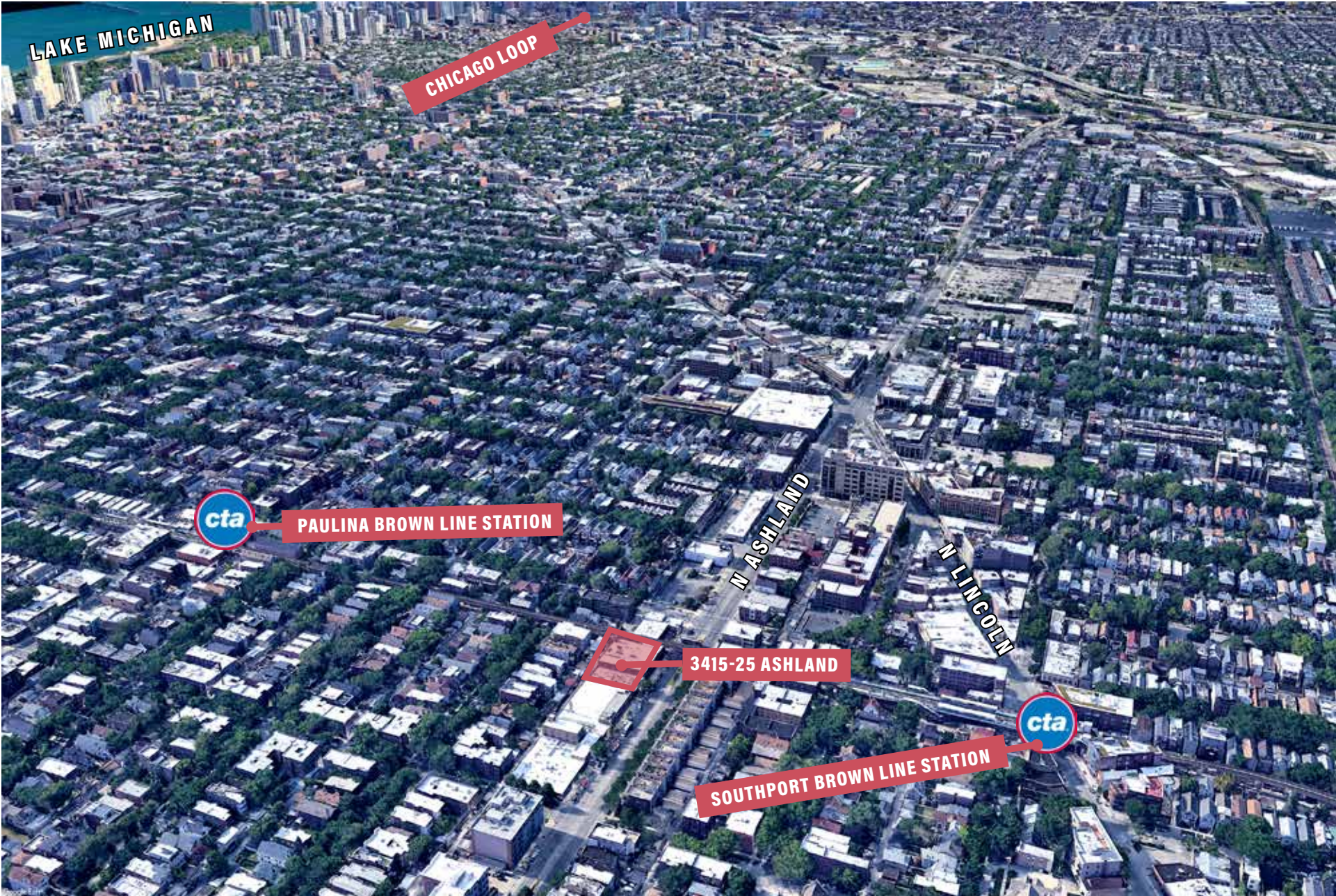
	1 MI	3 MI
TOTAL HOUSEHOLDS	35,842	246,175
MEDIAN HH INCOME	\$113,839	\$80,041
TOTAL POPULATION	77,202	504,061
DAYTIME EMPLOYEES	32,664	181,763



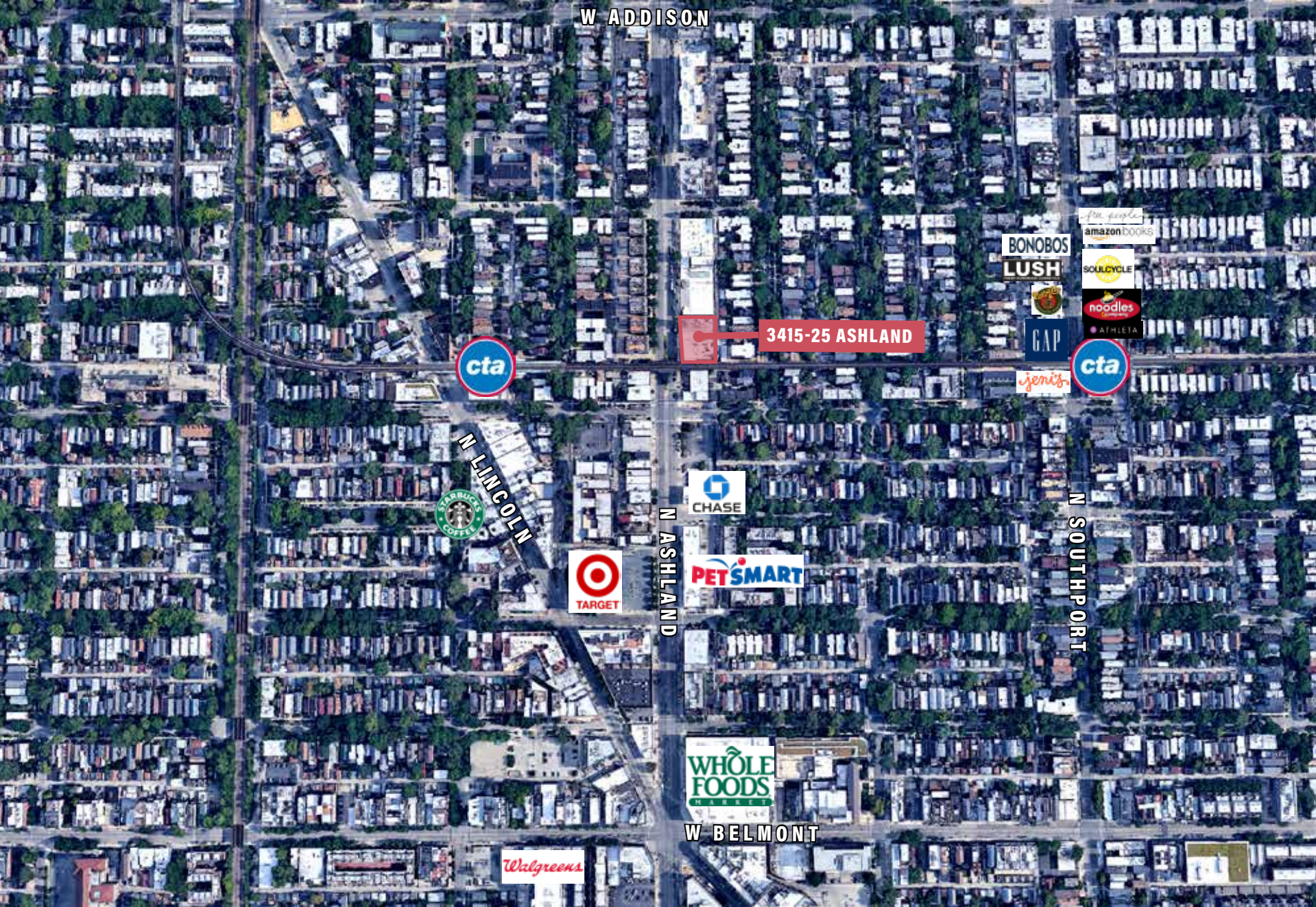
PROPERTY AERIAL



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AREA MAP





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