

2133 W 18th St., Chicago, IL

\$295,000



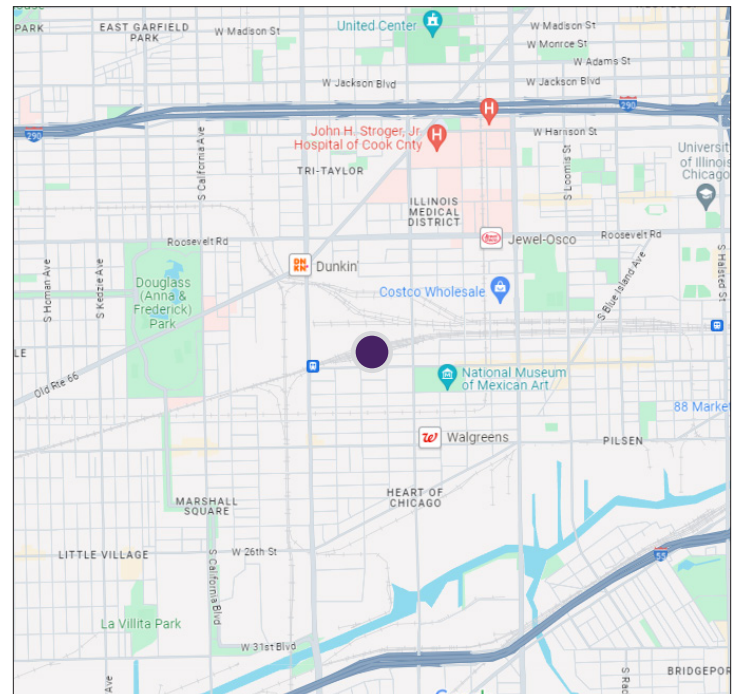
Property Highlights

- Approximately 1,400 SF office/retail storefront- building
- Former office space with kitchen and full walk-out basement
- Property has frontage on heavily trafficked 18th Street
- Perfect for small office, retail, or live/work space
- Garage in rear that has been converted to a heated workshop
- Close to CTA Pink Line, bus lines, and both the Eisenhower and Stevenson expressways
- Nearby businesses: National Museum of Mexican Art, Cinespace Studios, Lagunitas Brewery, Costco, Carnitas Uruapan
- Land Area: 2,976 SF
- Traffic Count: 14,716
- Zoning: B3-1
- Taxes (2022): \$8,265.35

Property Overview

A vacant, single-story 1,400 square foot office/retail storefront on 18th Street in Chicago's Pilsen neighborhood is available for sale. The space was formerly used as a small office and is ideal for any type of small office, retail, or live/work space. Garage turned into workshop behind the building. This is a highly visible location, perfect for a user or investor.

Pilsen, nestled in the heart of Chicago's Lower West Side, boasts a prime geographical location with convenient access to the city's downtown core and surrounding neighborhoods. Renowned for its colorful murals, diverse culinary offerings, and lively festivals, Pilsen boasts a strong sense of community. The area is home to the National Museum of Mexican Art and numerous galleries, making it a hub for creativity and cultural expression. With its blend of traditional Mexican eateries, trendy cafes, and easy access to downtown Chicago, Pilsen offers a unique and enriching urban living experience.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	32,453	386,209	1,038,518
Households	10,008	144,065	406,359
Median Income	\$57,416	\$68,464	\$74,422

Sean Wagner
Asset Management
(312) 338 - 3004
seanw@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

MILLENNIUM PROPERTIES R/E

For Sale: Rarely Available Office Building in Pilsen

2133 W 18th St., Chicago, IL

\$295,000



Sean Wagner
Asset Management
(312) 338 - 3004
seanw@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.