

- ◆ High Ceilings
- ◆ Great Exposure
- ◆ Retail / Wholesale or Industrial

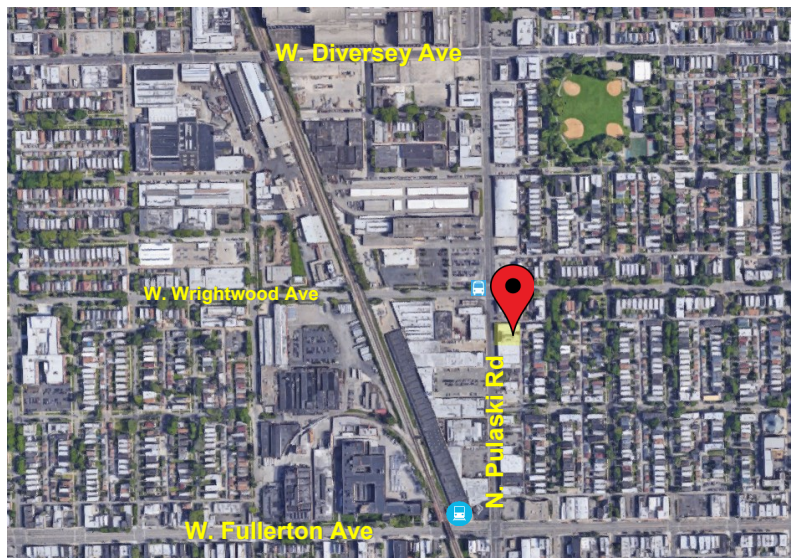
AVAILABLE FOR SALE

2537 N. PULASKI ROAD, CHICAGO, ILLINOIS



BUILDING SPECIFICATIONS

BUILDING SIZE:	14,000 SF
OFFICE:	1,400 SF (2-story)
CEILING HEIGHT:	26' - 11.5' clear
LOADING:	3 drive-in doors
CRANES:	Cranes: <i>One 5-ton overhead</i> <i>One 1-ton hoist crane</i> <i>One 1/2-ton hoist crane</i>
POWER:	1600 amps; 480 volt
ZONING:	M-1
REAL ESTATE TAXES:	\$10,469.28 (2016 paid 2017)
SALE PRICE:	\$840,000.00



FEATURES

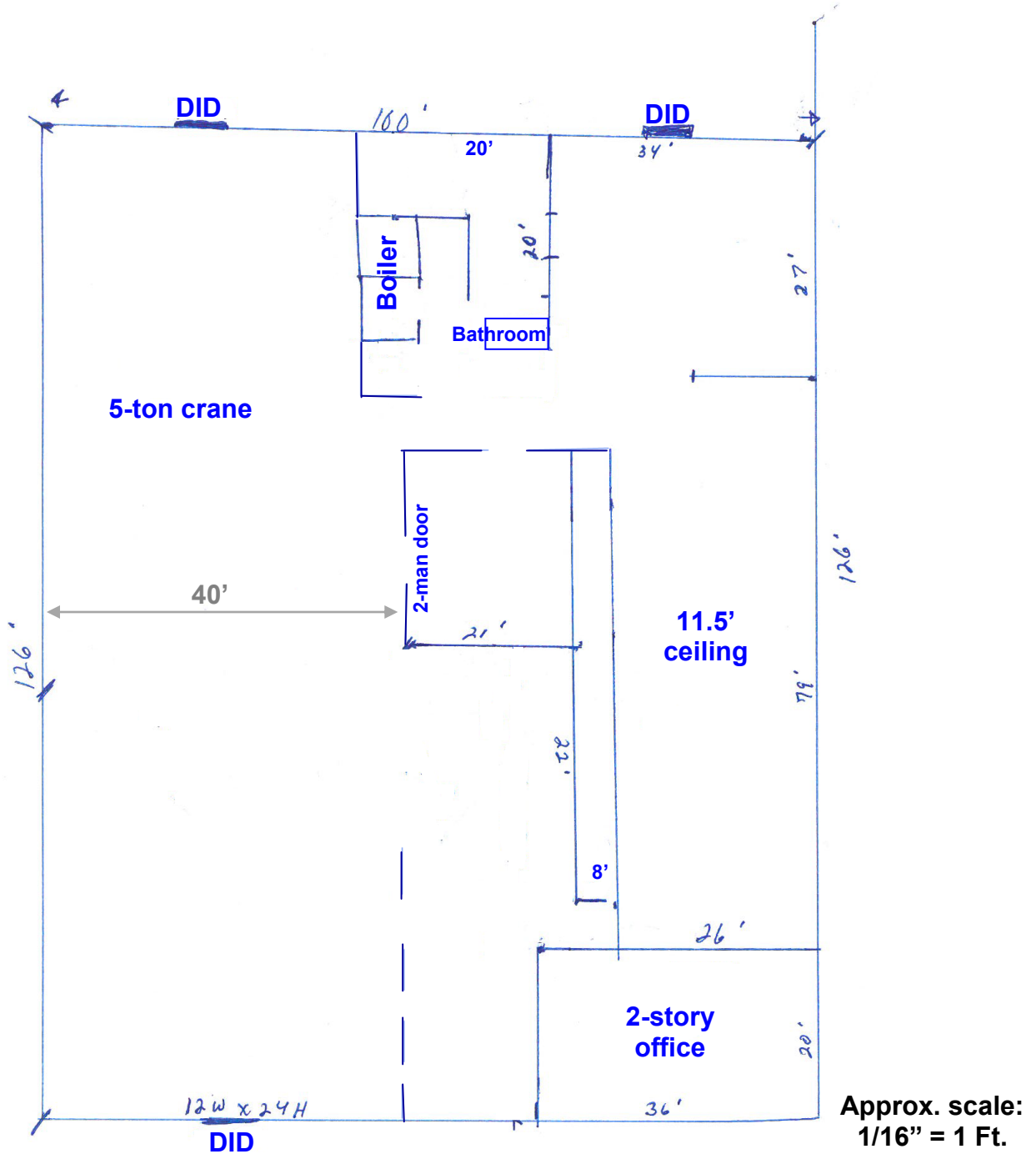
- Hard to find small building for sale on Northwest side
- Pulaski Road exposure
- Very high ceilings, heavy power, cranes and floor drains
- Former stone/granite fabricating shop
- Use: auto, warehouse, transportation, brewery
- Hot market close to Logan Square, Bucktown, 606 Trail
- CTA bus service within 1/2 block

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

RICHARD G. DALY, SIOR
President
rdaly@darwinrealty.com

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Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	66,224	458,104	1,196,758
2022 Population:	64,425	447,926	1,187,478
Pop Growth 2017-2022:	(2.72%)	(2.22%)	(0.78%)
Average Age:	33.50	34.70	35.90
Households			
2017 Total Households:	20,563	155,393	474,805
HH Growth 2017-2022:	(3.35%)	(2.85%)	(0.94%)
Median Household Inc:	\$40,705	\$50,436	\$59,946
Avg Household Size:	3.10	2.80	2.40
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$245,837	\$276,469	\$305,443
Median Year Built:	1947	1947	1948

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