

452 N. SANGAMON ST. WEST LOOP



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452 N. SANGAMON ST.



PROPERTY SUMMARY

Nestled in the West Loop, steps from the vibrant Fulton Market and bustling River West neighborhoods, 452 N. Sangamon St. offers an extremely unique 9,200 Sq. Ft. two-story barrel truss building. Completely renovated in 2012 as a commercial catering kitchen with flexible/creative office space, this brick & heavy timber building is unlike any other in the area. Soaring barrel trusses highlight the open, column free span on the main floor, with 15'8" clear heights. Multiple skylights and window lines flood the space with natural light. The walk-up main floor provides an extremely efficient layout with open, production workspace, and perimeter lined conference rooms and private offices. Complimenting the main floor is a commercial catering kitchen with Black Iron, walk-in freezer and cooler, floor drains, multiple workstation areas and ample storage. The above-grade English Basement offers completely built-out production and open office space, with six private offices, production space, and studio/photography rooms. Each level has independent climate control, ample power and endless potential.

INVESTMENT HIGHLIGHTS

- Complete Renovation in 2012 as Commercial Catering Kitchen and Flexible, Creative Office
- Architecturally Unique Upper Level Barrel Truss Building
- Unbeatable Location at the Crossroads of River West, West Loop and Fulton Market
- Soaring 15'8" Ceiling Heights with Column Free Spans
- Commercial Kitchen with Black Iron, Walk-in Cooler & Freezer and Floor Drains
- Multiple Zone Climate Control with Five (5) HVAC units
- Finished Above Grade English Basement
- Exterior truck level Loading dock
- Situated on Quiet Residential Impasse Street
- Located within Enterprise Zone Providing Potential for State and Local Incentives
- Multiple Train & Bus Stations within Walking Distance
- Short-Term Lease In-Place Offers Immediate Income
- Transferable Due Diligence and Documents



PROPERTY OVERVIEW



452 N. SANGAMON ST.

Asking Price: \$2,150,000
Address: 452 N. Sangamon St, Chicago IL 60642
Total Land Area: 4,640 Sq. Ft.
Total Building Size: Approx. 9,200 Sq. Ft.
Year Built: 1923
Building renovation: Fully Renovated in 2012
Stories: Two-story
Construction: Brick & Heavy Timber
Ward: 27th, Ald. Walter Burnett Jr.
Zoning: M2-2







BUILDING SPECIFICATIONS

452 N. SANGAMON ST.

Property Address:	452-454 N. Sangamon St.
PIN:	17-08-250-012-0000
Year Built:	1923
Building renovation:	Fully Renovated in 2012
Stories:	Two-story
Construction:	Brick & Heavy Timber
Loading:	1 Exterior Trailer High Dock (6'4" W x 10' H)
Total Land Area:	4,640 Sq. Ft.
Total Building Size:	9,200 Sq. Ft. 4,600 Sq. Ft. Main Floor 4,600 Sq. Ft. Above Grade English Basement
2019 Taxes:	\$17,537.73
Property Class:	5-17: One story commercial building
Community:	West Town
Enterprise Zone:	Zone 4
TOD Qualifications:	Less than 1,000' – Grand/Halsted/Milwaukee CTA Blue Line
Planning Region:	Central
Ordinance:	Near North Pilot Program



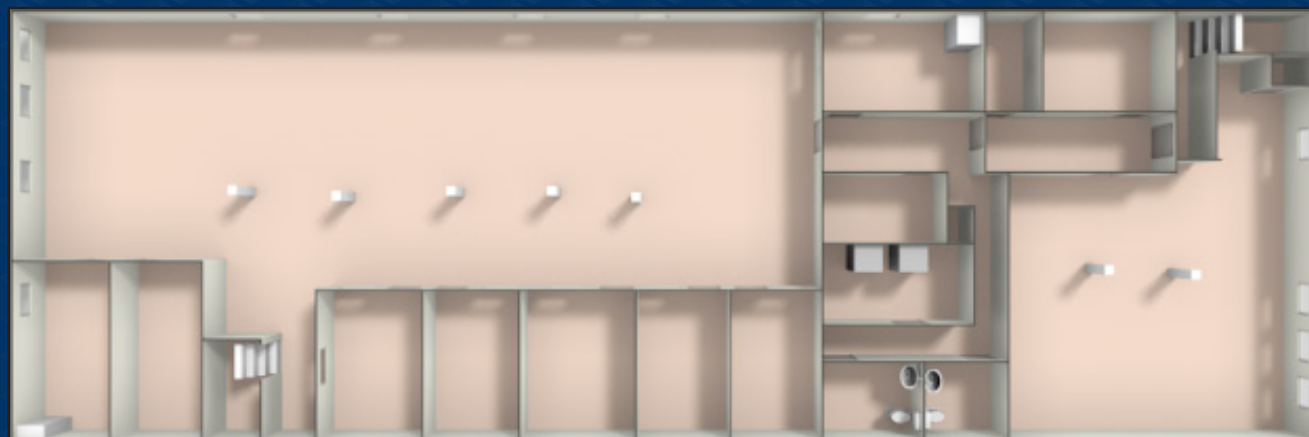
452 N. SANGAMON ST. MAIN FLOOR



FEATURES

- Two (2) Private Offices/Conference Rooms
- Open Production / Flexible Work Area
- Kitchenette
- Three (3) single stall restrooms / 1 Shower
- Commercial Kitchen with Black Iron, Sinks & Walk-In Cooler/Freezer
- Clear Heights: 10'9" to underside of truss & 15'8" to peak, between trusses
- Column free span

452 N. SANGAMON ST. LOWER LEVEL



FEATURES

- Six (6) private offices
- Open office
- Utility/Storage Rooms
- Two (2) single stall restrooms
- Ceiling heights: 8'11" floor to ceiling & 7'9" to underside of beam
- Column Spacing: 10'4"

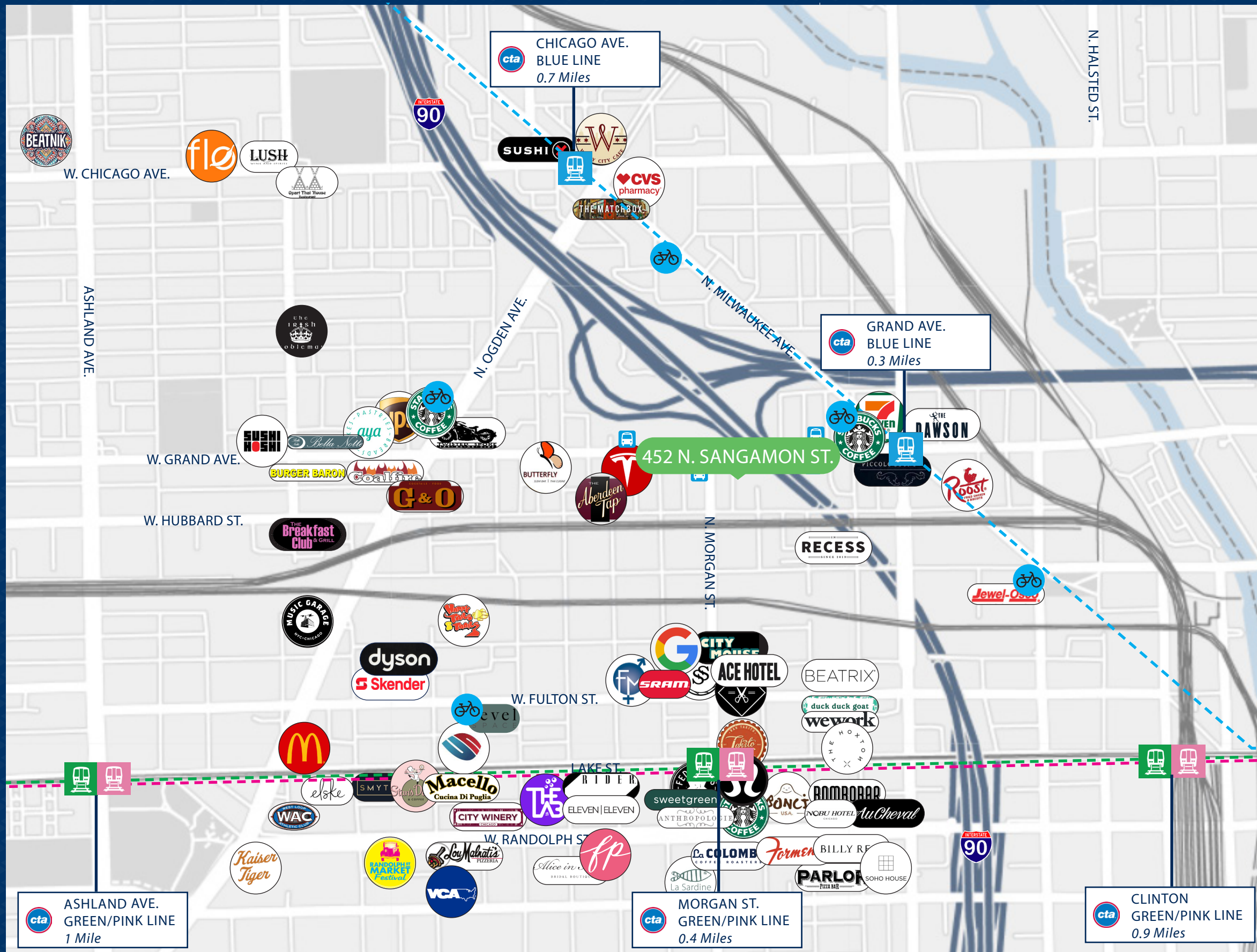




452 N. SANGAMON ST. FEATURES

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- Power:** 200 AMP, 3 Phase
400 AMP, 3 Phase
- Water:** 2" Service Line
- Mechanicals:** Two (2) Split System HVAC Units
Three (3) Carrier Furnaces
Smith Energy Saver Fifty (50) Gallon Water Heater
- Kitchen Fixtures:** 8'0" x 7'11" Walk-in Freezer
10'10" x 15'4" Walk-in Cooler
GHFW Exhaust Hood
Black Iron
Floor Drains
3 Comp, 2 Faucet Sink
Dishwasher Sink
Hand Sink
Mop Sink
- Additional Features:** Office Kitchenette with Cabinets & Sitting Island
Security/Intercom System
Four (4) Skylights
Multiple Ceiling Fans
Exposed Brick & Timber
Polished Concrete Floors

452 N. SANGAMON ST. | WEST LOOP OVERVIEW



OFFICE



RETAIL



HOTELS



RESTAURANTS



ENTERPRISE ZONE PROGRAM



The Illinois Enterprise Zone Program is designed to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state through state and local tax incentives, regulatory relief and improved governmental services. Businesses located or expanding in an Illinois enterprise zone may be eligible for state and local tax incentives.

One of the local benefits includes the Real Estate Transfer Tax Exemption. Commercial and industrial properties purchased within Enterprise Zones are eligible for an exemption from Chicago's Real Estate and Transfer Tax.

INCENTIVES:

- 1. INCENTIVE TAX CREDIT** - A 0.5% credit against the state income tax for investments in qualified property
- 2. SALES TAX DEDUCTION** - Each retailer who makes a qualified sale of building materials to be incorporated into real estate in an enterprise zone by remodeling, rehabilitation or new construction, may deduct receipts from such sales when calculating the tax imposed by this Act.
- 3. EZ MACHINERY & EQUIPMENT SALES TAX EXEMPTION** - A business enterprise that is certified by DCEO, that either creates a minimum of 200 full-time equivalent jobs in Illinois; or retains a minimum of 2,000 full-time jobs in Illinois; or which retains 90% of the existing jobs, a 6.25 percent state sales tax exemption on all tangible personal property which is used or consumed within an enterprise zone in the process of manufacturing or assembly of tangible personal property for wholesale or retail sale or lease. This exemption includes repair and replacement parts for machinery and equipment used primarily in the wholesale or retail sale or lease, and equipment, manufacturing fuels, material and supplies for the maintenance, repair or operation of manufacturing, or assembling machinery or equipment.
- 4. UTILITY TAX EXEMPTION** - A business enterprise that is certified by DCEO, as making an investment in a zone that either creates a minimum of 200 full-time equivalent jobs in Illinois or retains a minimum of 1,000 full-time jobs in Illinois, a 5 percent state tax exemption on gas, electricity and the Illinois Commerce Commission .1 percent administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications. Local units of government may also exempt their taxes on





cawley  **CHICAGO**

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