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Vacant Retail Building – High Traffic Wicker Park

OFFERING MEMORANDUM | 2357 WEST NORTH AVENUE | CHICAGO, IL

Exclusively Listed by

David Piotrowski - Senior Commercial Broker | (773) 349-4337 | dpotrowski@kw.com | 475.155906, IL

Nate Thompson - Designated Managing Broker | 312-216-2422 | natethompson@kw.com | 471.020205, IL

Each Office is Independently Owned and Operated
www.kwcommercial.com

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Park Ridge, IL 60068

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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Executive Summary



Property Overview

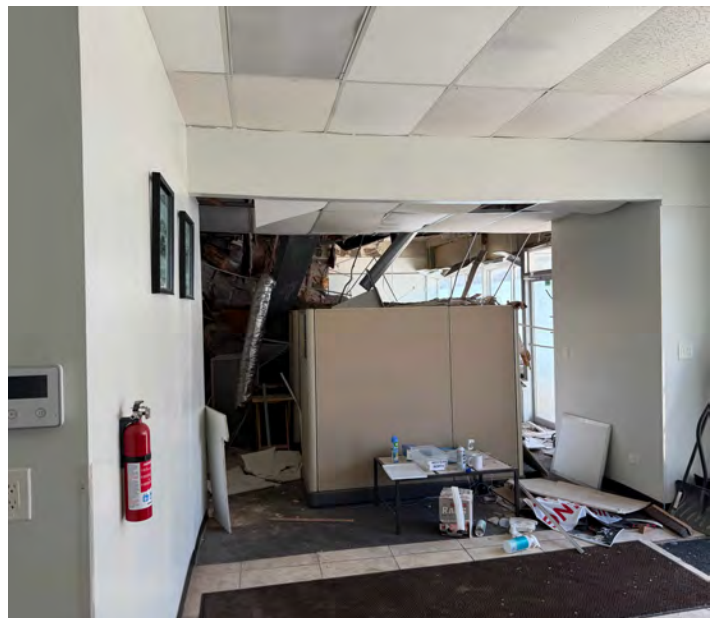
Prime hard-corner location at Western Avenue and North Avenue in the heart of the Wicker Park neighborhood. Highly visible 2,806 SF retail building situated on a 3,075 SF lot with strong pedestrian and vehicular traffic. B3-2 zoning allows for a wide range of commercial uses and offers excellent potential for new development. Corner exposure provides outstanding signage and branding opportunities. Well-suited for retail, office, service, or neighborhood-focused users, with convenient access to public transportation, surrounding amenities, and a dense residential customer base.

Property Highlights

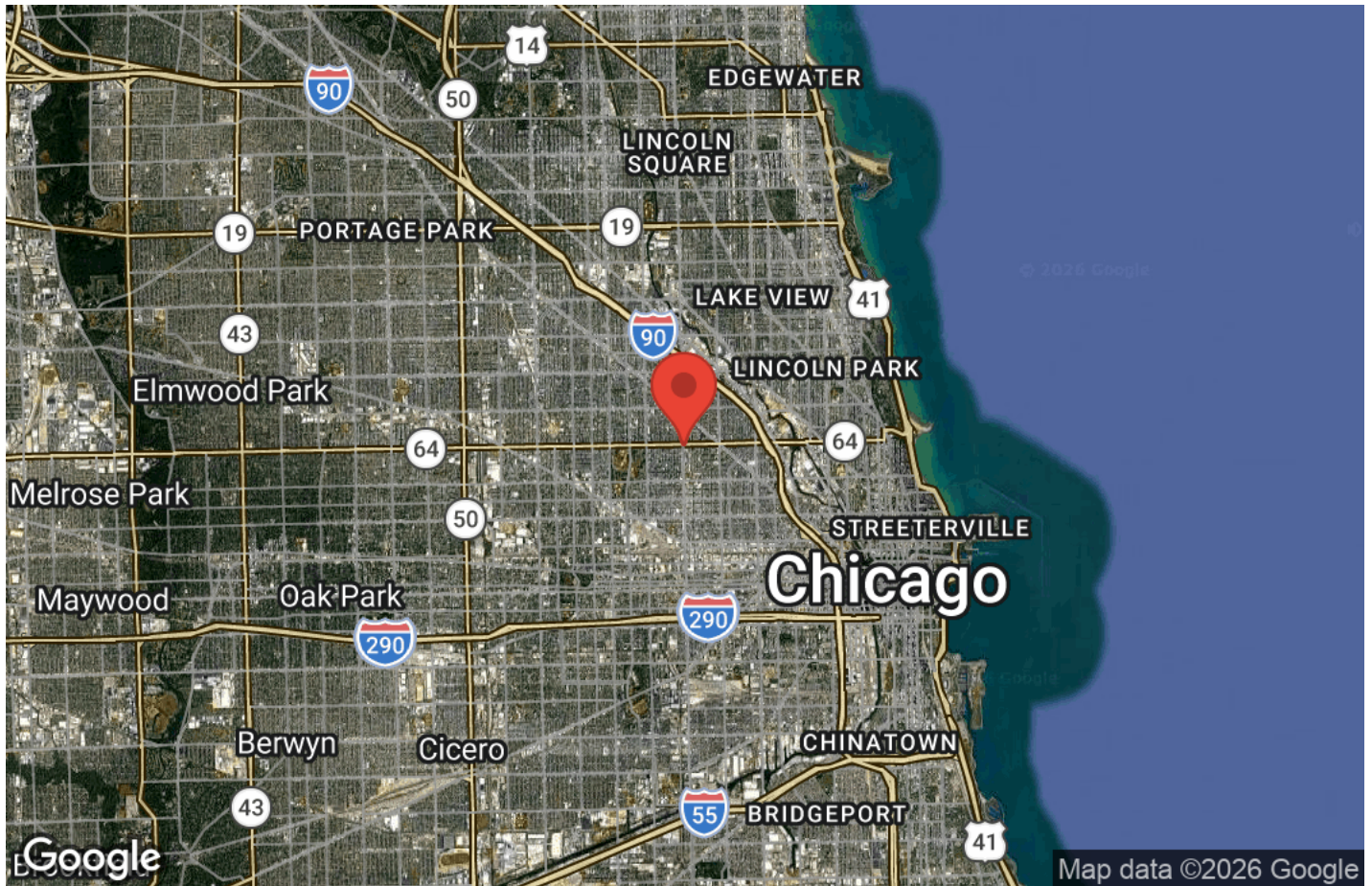
- Prime hard-corner location at Western Ave & North Ave
- Located near the heart of the Wicker Park neighborhood
- 2,806 SF retail building on a 3,075 SF lot
- B3-2 zoning – wide range of permitted commercial uses
- Excellent visibility with strong pedestrian and vehicular traffic
- Prominent corner frontage with strong signage opportunity
- Suitable for retail, office, service, or neighborhood-oriented uses
- Ideal site for new development or repositioning
- Close proximity to public transportation and area amenities

Address:	2357 West North Avenue
APN:	17-06-100-001-0000
Price:	\$549,900
Building SF:	2,806
Price / SF:	\$195
Occupancy:	0
Lot Size:	3,075 SF
Signage:	Available
Year Built:	1930
Cross Streets:	North Ave & Western
Sub-market:	Wicker Park
Special Service Area #33	https://www.wickerparkbucktown.com/ssa/

Property Photos



Location Maps



Professional Bio



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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners Now Keller Williams ONEChicago in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.

Value-Add Retail Opportunity in Wicker Park

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