



# WEST TOWN COMMERCIAL KITCHEN/STOREFRONT

1117 W. GRAND AVE.  
CHICAGO, IL 60642

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# Property Summary



## OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

2016 Taxes:

\$11,084

Year Built:

1884

Building Size:

1,900 SF

Zoning:

M2-2

Market:

Chicago

Submarket:

West Town

## PROPERTY OVERVIEW

Excellent commercial kitchen/storefront opportunity on Grand Ave. Formerly a bakery, candy store and restaurant this property is zoned for and well suited for a catering operation, test kitchen, commercial bakery, pastry kitchen, delivery only restaurant etc. Take advantage of the retail storefront, proximity to Fulton market, River North and the Loop.

## PROPERTY HIGHLIGHTS

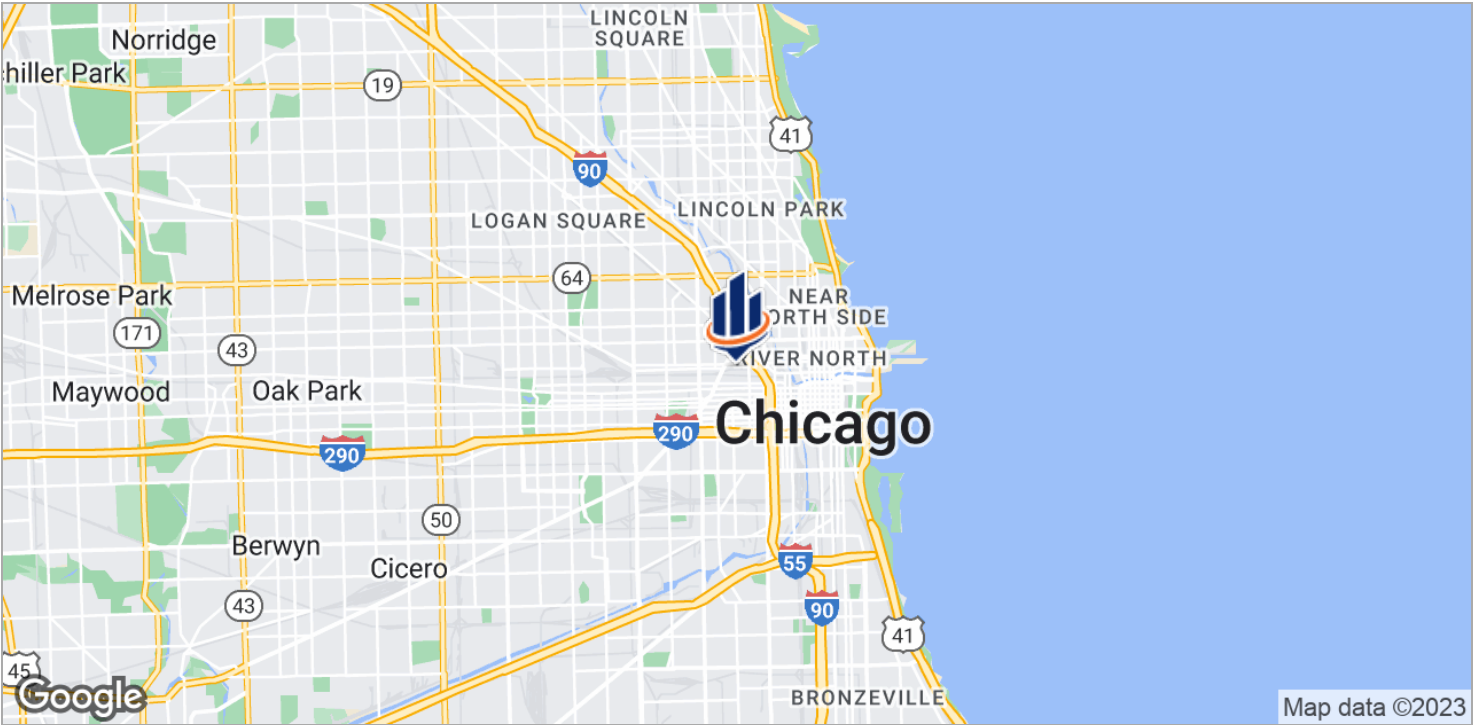
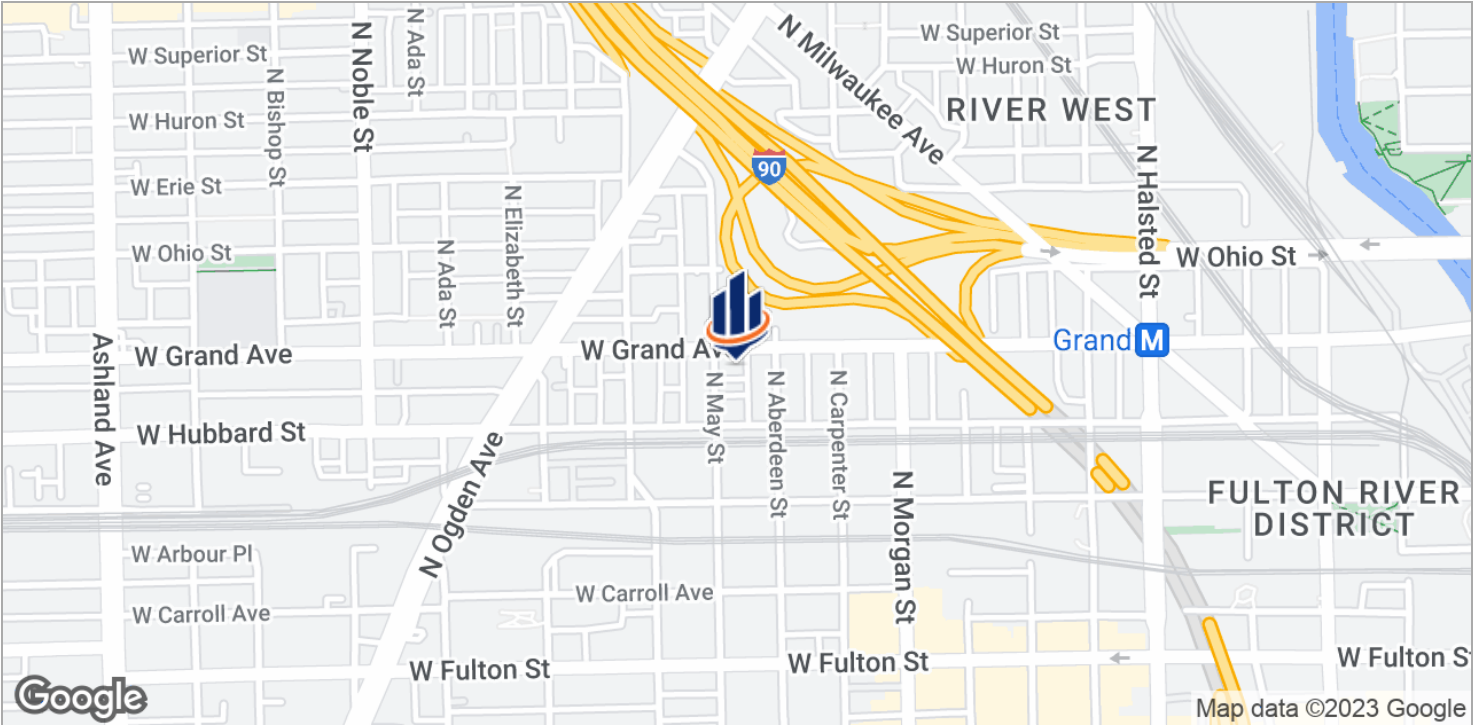
- Equipped With Black Iron & Ansul System
- Walk-In Cooler
- Full Basement
- Great Location
- Existing Loading Zone
- M2-2 Zoning



# Additional Photos

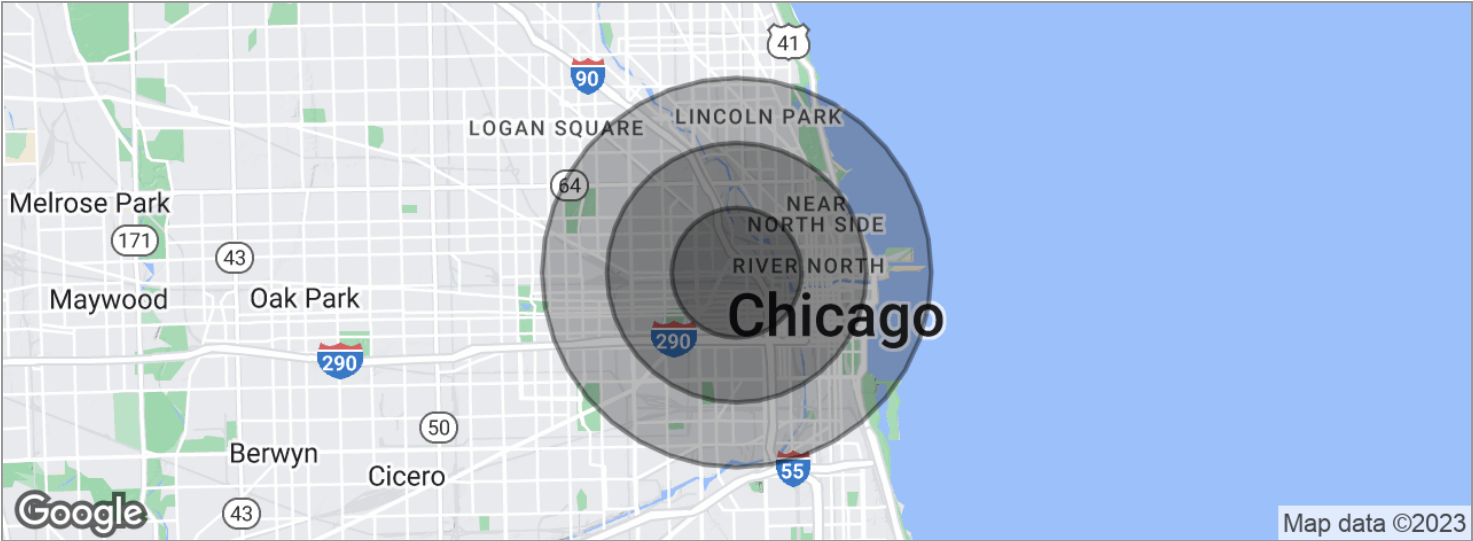


# Location Maps





# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	34,531	186,472	423,723
Median age	32.8	32.0	33.1
Median age [Male]	32.6	32.4	33.2
Median age [Female]	33.3	31.9	33.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	18,022	96,562	210,609
# of persons per HH	1.9	1.9	2.0
Average HH income	\$106,177	\$107,783	\$110,325
Average house value	\$433,500	\$539,780	\$540,036

\* Demographic data derived from 2020 ACS - US Census



# City of Chicago

Zoning and Land Use Map  
Department of Planning and Development

