



FOR SALE
GOOSE ISLAND
COMMERCIAL CONDO
1024 W Fry Street, Unit 101
Chicago, IL 60642



HIGHLIGHTS

Property Type: Retail / Office
Size: 750 Sq Ft
PIN #(s): 17-05-419-029-1001
Taxes: \$3,033.34 (2017)
Zoning: B3 - 2
Alderman: Burnett Jr.

SNAPSHOT



- 750 Sq Ft commercial condo available in sunny Southwest corner of mixed-use condominium building
- Building features modern / contemporary brick exterior consisting of 9 residential and 2 commercial spaces
- Open design floor plan and Commercial zoning favorable for a variety of businesses
- Includes full bathroom, kitchen, hardwood flooring throughout, and 1 parking space
- High-visibility location at corner of Fry Street and Ogden Avenue with over 24,600 vehicles per day and a Walk Score of 81
- Shopping entertainment, and food options nearby include Chicago Academy for the Arts, Windy City Cafe, CVS Pharmacy, Dunkin' Donuts, Subway, and D'Agostino's Pizza & Pub
- Monthly assessments of \$182.69 include water, sewer, trash, and common area maintenance

TRANSIT



0.1 miles to CTA
Chicago Blue
Line Station



0.1 miles to CTA #56
Milwaukee and #66
Chicago bus routes



0.4 miles to CTA #8
Halsted bus route

DEMOGRAPHICS



Population

1 Mile 56,088



Households

1 Mile 29,164



**Avg Household
Income**

1 Mile \$ 135,070



Consumer Spending

1 Mile \$854,311

AREA MAP



TRAFFIC COUNT

N Ogden Ave 24,600