



# Premier West Loop Gate Development Opportunity 1326 West Washington Blvd., Chicago



<b>LOCATION:</b>	1326 W. Washington Blvd. (Northwest corner of Washington and Adam Street)
<b>BUILDING SIZE:</b>	17,000 SF above grade plus a 8,500 SF lower level
<b>DESCRIPTION:</b>	Two (2) story concrete, steel, and wood frame loft building with a lower level
<b>SITE SIZE:</b>	Approx. 8,550 SF Frontage: Ada 170.98 feet Washington 50.12 feet
<b>AGE:</b>	1908-1930
<b>EXISTING PARKING:</b>	On street
<b>EXISTING ZONING:</b>	C1-3
<b>ELEVATORS:</b>	One (1) freight
<b>PIN NUMBERS:</b>	17-08-328-030
<b>POSSESSION:</b>	TBD
<b>SURVEY:</b>	Full sized print, furnished upon request
<b>SALE PRICE:</b>	Subject to offer
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>• Extremely desirable corner location in Chicago's "West Loop Gate" neighborhood</li> <li>• Ideal for showroom, office, retail</li> <li>• Corner residential site</li> <li>• Minutes from downtown Chicago and I-90/94</li> </ul>

**For More Information:**

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