

FOR SALE

1301 E. 47th Street // Chicago, IL 60653

RETAIL / SPORTS & REC / MEDICAL OR REDEVELOPMENT OPPORTUNITY



Ari Topper, CFA
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Owen Wiesner
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Property Overview

Baum Realty Group, LLC has been exclusively retained to offer for sale 1301 E. 47th Street, a rare 4.2-acre commercial property located at the high-traffic intersection of 47th Street and Lake Park Avenue in Chicago's Kenwood neighborhood.

The property is improved with four connected single-story buildings totaling approximately 92,000 square feet, along with a 191-space surface parking lot. Current improvements include two clear span fieldhouse buildings with locker rooms and ceiling heights up to 32 feet, a fully built-out fitness club with locker rooms and swimming pool, and a recently improved medical office building.

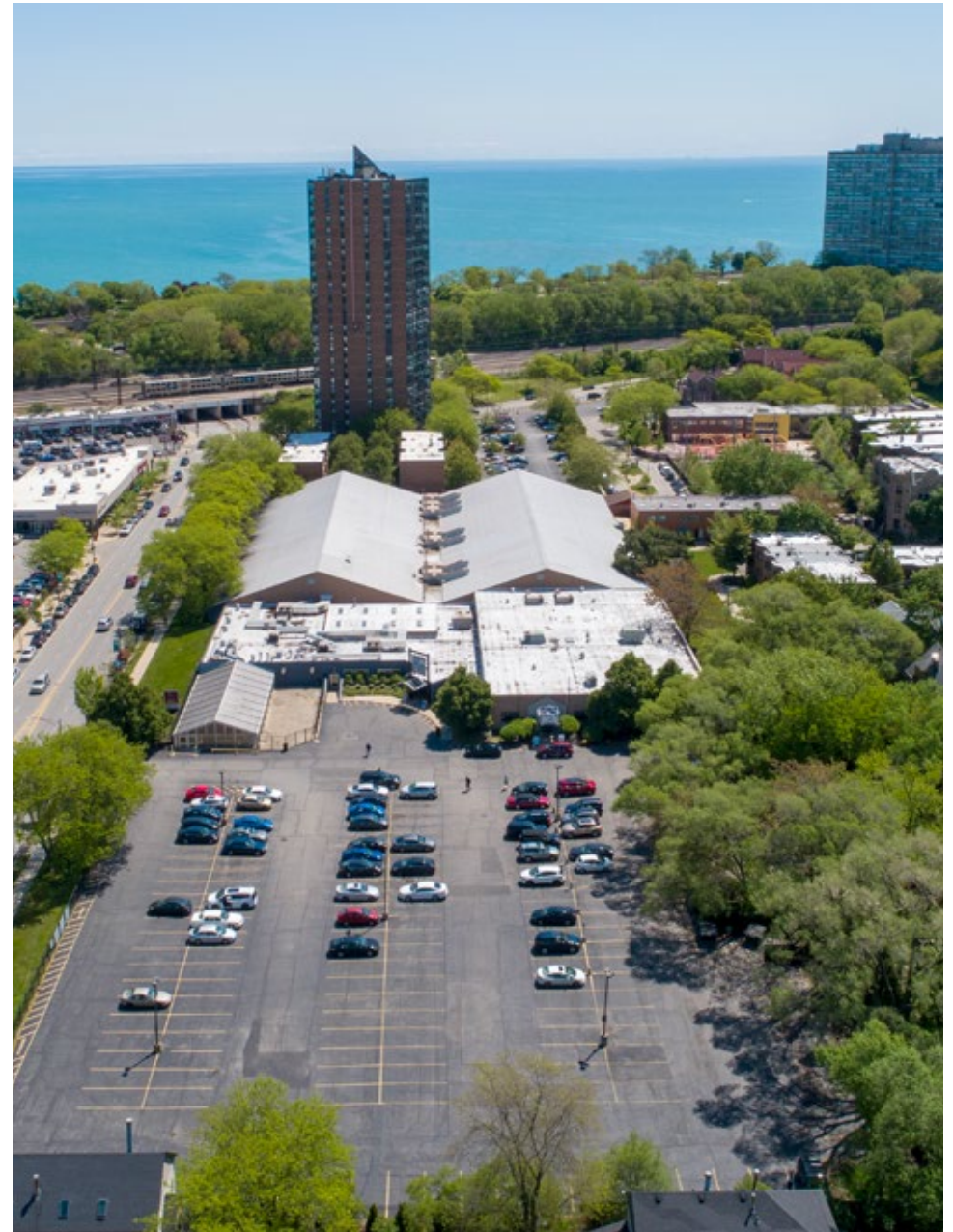
Located just six blocks north of Hyde Park's 53rd Street retail corridor and one mile from the University of Chicago, the property benefits from excellent visibility and access. The 47th Street Metra Station is just steps away, and Lake Shore Drive is less than a quarter mile east.

Asking Price:

Please Contact Broker

PROPERTY HIGHLIGHTS

- + ±92,000 SF of building area on 4.2 acres (183,179 SF of land)
- + Existing improvements include:
 - » ±63,000 SF across two fieldhouse buildings with ceiling heights up to 32'
 - » ±16,000 SF modern fitness club with pool and locker rooms
 - » ±12,000 SF medical office component
- + Highly visible, large urban land site in a dense, high-demand corridor in Chicago's Kenwood / Hyde Park submarket
- + 191-car surface parking lot with direct access to 47th Street
- + Steps from the 47th Street Metra Station and less than ¼ mile from Lake Shore Drive
- + Unique opportunity for sports and recreation, medical or general retail users, or prime redevelopment opportunity



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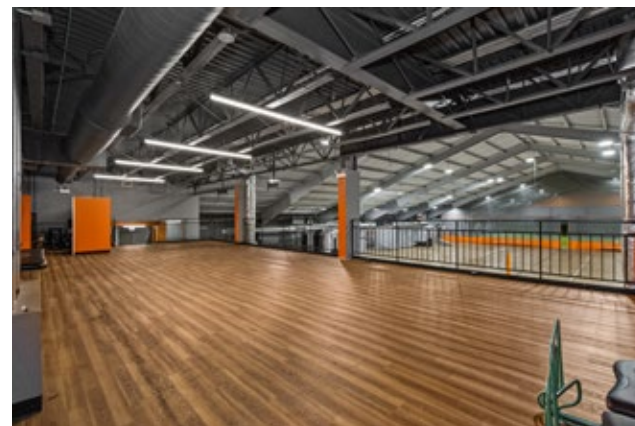
PROPERTY DESCRIPTION

| | |
|----------------------|--|
| Addresses: | 1301 E. 47th Street, Chicago, IL 60653 |
| County: | Cook County |
| Neighborhood: | Kenwood / Hyde Park |
| Ward: | 4th – Alderman Lamont J. Robinson |
| Total Building Area: | ±92,000 square feet |
| Total Land Area: | 183,179 square feet / 4.2 acres |
| Description: | Multi-building fitness, sports & recreation and medical complex with adjacent parking lot |
| Zoning: | PD 62 |
| PINs: | 20-11-201-054 20-11-201-055 20-11-201-056 20-11-201-057 20-11-201-058 20-11-201-059 20-11-202-043 20-11-202-041 |
| 2023 Taxes: | \$324,793 |
| Frontage: | Approximately 730 feet of frontage along E. 47th Street |



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FIELDHOUSE BUILDINGS



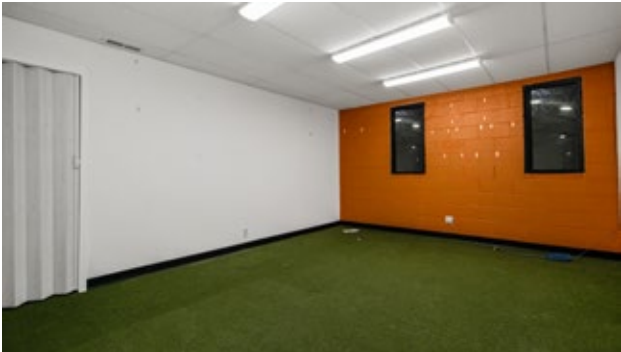
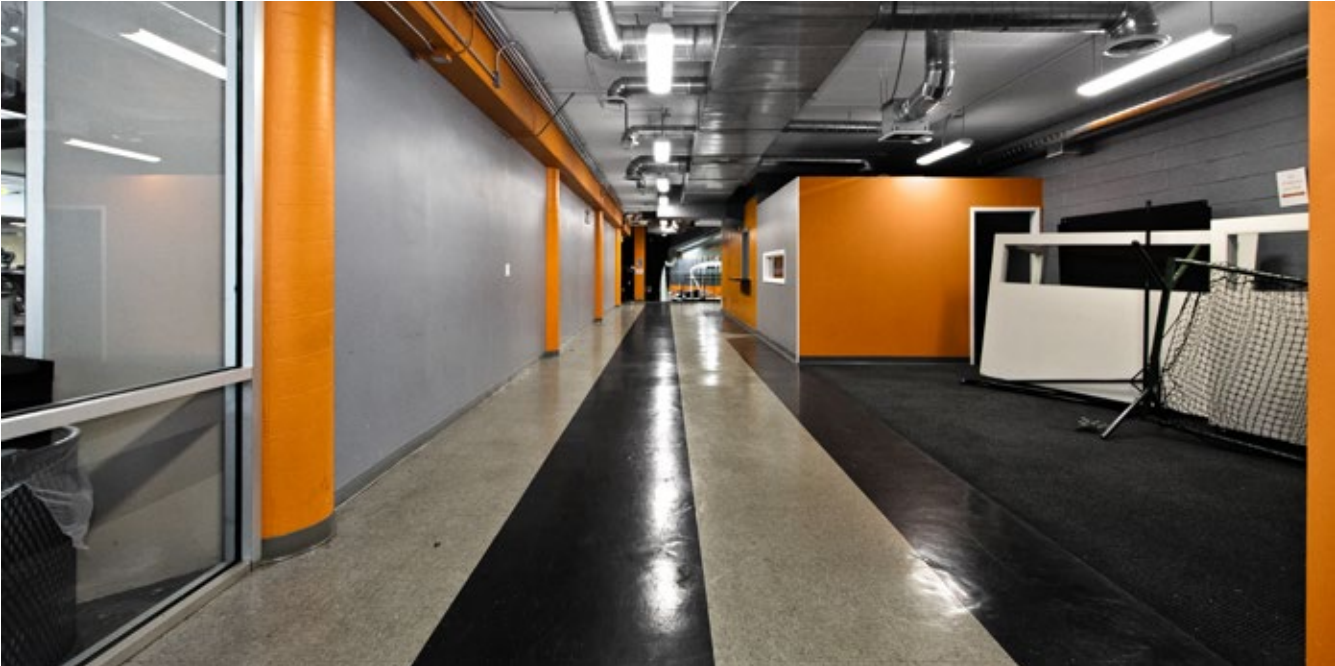
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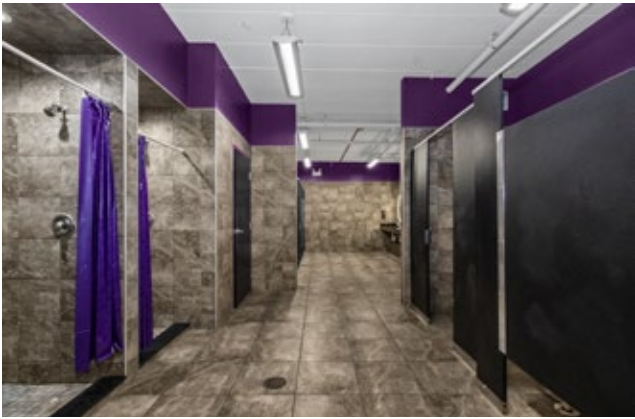
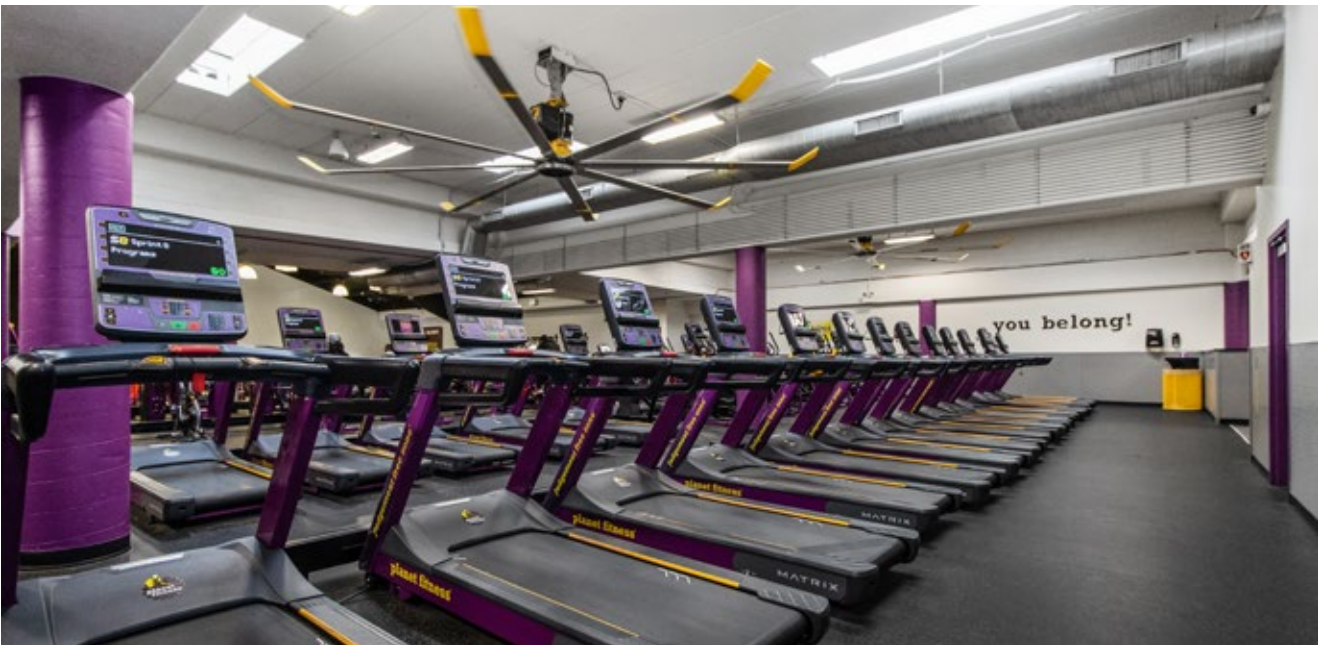
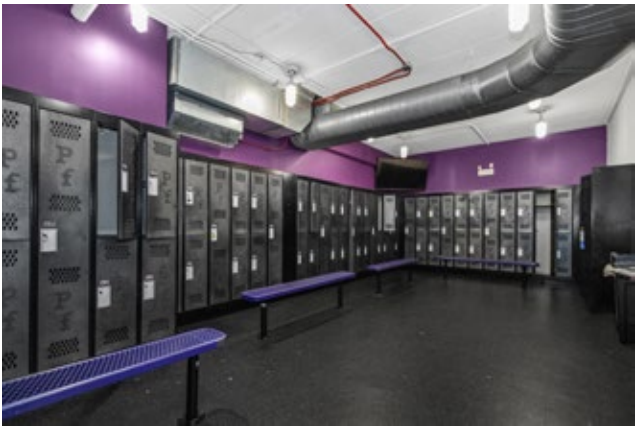
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FITNESS CLUB



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MEDICAL OFFICE



PYLON SIGN & PARKING LOT



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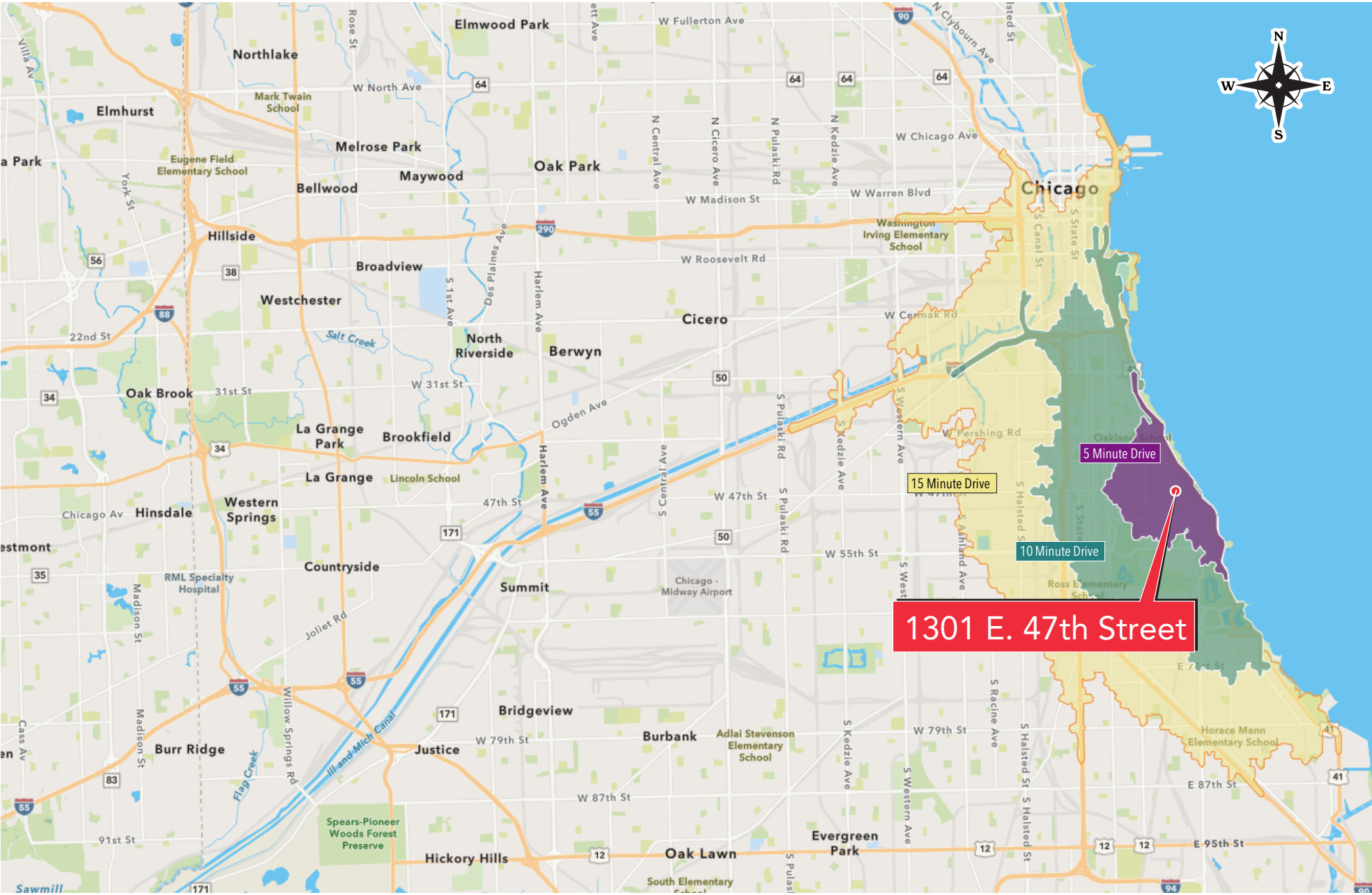
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