



1301 S Wabash Avenue

Other

1301 S Wabash Avenue, Chicago, IL, 60605

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Edward Pohn
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Price: \$ 4,900,000

MLS #: 11225219



NUMBER OF
BEDS

-



IN ACRES
LOT

0.22

The subject property is located at the SEC of Wabash Avenue and 13th Street in Chicago's vibrant South Loop with close proximity to the Loop, Michigan Avenue, and the Museum Campus. This building sits on a lot line of 55' on Wabash and 171' on 13th Street. Current zoning is DX-7, which provides for commercial on the ground floor and residential or office on the upper floor. Currently, there is a vacant 2-story building on the site with a former restaurant infrastructure in place on the first floor and the second floor built out for a residence and a photography studio. Developers will find the potential TOD zoning appealing and a higher density on the site. Restaurants and cannabis tenants will show interest in the location. Easy access to Lake Shore Drive and the Dan Ryan via the Roosevelt Road thoroughfare one block north. The Red, Orange, and Green lines at Roosevelt Road provide access to the downtown, northside, Midway Airport and McCormick Place.



Edward Pohn

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Specializing Exclusively in Commercial Real EstateA commercial real estate professional since 1980, Edward has represented tenants and buyers in lease and sales transactions in excess of \$900 million. He focuses on creating immeasurable value for his clients, helping each individual and business reach their goals. Edward always puts his clients first - providing strong attention to detail and ongoing communication throughout the process.As someone who has never had a problem talking to new people, it was easy to see from a young age that Edward would be in a business where he would interact with others! When he graduated from the University of Illinois with a degree in Business Administration and an emphasis on marketing, he started his career in sales. After a few years, transitioning to commercial real estate seemed natural, allowing him to utilize his sales and marketing background with his outgoing personality.Edward quickly found he loved the challenge of the business. No two transactions were alike and he was able to think creatively to find solutions for his clients. Now after many years focusing on commercial real estate, he is able to share his extensive knowledge and experience with everyone he works with. By focusing solely on commercial, he is truly an industry expert, understanding the business inside and out.Commercial Leasing and Investment Sales KnowledgeEdward focuses his business on representing tenants and landlords with their lease negotiations and buyers and sellers of commercial investment real estate. He assists clients with office, industrial and retail-leasing throughout the Chicagoland metro area. He also specializes in distressed and bankrupt properties, providing clients with the opportunity to acquire

Listed by: Coldwell Banker Realty



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real estate through the court system or directly from lending institutions.He has gained experience with a variety of clients including buyers and sellers of apartment buildings, shopping centers, vacant land, office buildings and industrial property. Specifically Edward has also represented corporations and professional firms such as American Airlines, AT&T (formerly SBC/Ameritech), Scottrade, Integrity Physical Therapy, Morton-Thiokol, Wesley-Jessen Corp., Davy McKee Corporation, Metropolitan Chicago Healthcare Council, Towers Perrin Forster & Crosby, Heartland Alliance and Marubeni America Corporation.After decades of completing successful commercial transactions, Edward has built a strong network of clients, enabling him to build his business on referrals. He believes in the power of building relationships and feels rewarded every time he helps a client improve their business or add value to their property.A lifetime Chicagoland resident, Edward grew up on the North Shore and has lived in the city since 1977. When not focused on his business, Edward spends his free time golfing, traveling, playing sports, exercising and taking in symphony, movies and the opera whenever possible.Professional Affiliations and CredentialsChicago Association of Realtors (CAR)Illinois Association of Realtors (IAR)National Association of Realtors (NAR)Chicago Office Leasing Brokers Association (past member)Real Estate Investment Association (past member)Illinois Managing Broker

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LicenseContact Edward Pohn today!

If you're looking to maximize the value of your next commercial investment or sale, work with a professional who specializes in commercial real estate.

Languages I speak

- English

I can advise you on:

- Industrial
- Commercial leasing and Rentals
- Land
- Office
- Investment Property
- Development Land
- Landlord Representation
- Office Leasing and Rentals
- Retail
- Foreclosures
- Multifamily Properties
- Tenant Representation
- Buyer Representation
- Investment
- NNN