



THE CAT IS OUT OF THE BAG IN WEST TOWN!

West Town Is At The Top In Developing Neighborhoods In Chicago!

Coming back strong after the crash, West Town is red hot on many levels: From single family home development, to young couples buying their 1st condo, and to investors seeking strong cash flowing multi-unit apartment buildings.

Full disclosure. I'm biased. I'm a 10 year West Town East Village resident and homeowner, a 2-term President of the East Village Association and current board member, and a member of the Wicker Park / Bucktown Chamber of Commerce Zoning CMTE.

The time is now to catch the housing wave in West Town. Developers like Noah Properties are on a roll building new single family homes in the Chicago Grand neighborhood west of Ashland. Having just bought the Gonnella Baking Co. factory at Damen and Erie, Noah plans to develop 18 condos and 6 SF homes; on the 1700 block of Ohio, they plan 4 new SF homes. I'm currently working with a client buying a single family between Chicago/Ohio and Damen/Ashland, and have walked the neighborhood quite a bit. I've been so impressed with the progress just in the last two years of this a flourishing community of residents and neighbors, and growing retail and commercial districts along Grand and Chicago. http://chicago.curbed.com/archives/categories/west_town.php

The boundaries are big, across four aldermanic offices, made up of diverse, eclectic communities. From most to least expensive in pricing, it's Bucktown, Wicker Park, East Village, Ukrainian Village, River West, Logan Square, Smith Park, Noble Square, Pulaski Park, and Humboldt. See the map: <http://www.westtownchamber.org/community/>

Despite what some hipster might tell you, this area is actually anchored by Division Street between Leavitt and Marshfield with its double wide sidewalks on both sides of the street, and a special zoning planning overlay called a "Pedestrian designation". This Pedestrian designation prevents any additional curb cuts, requires glass frontage, and helps to create a charming walking area. Already one of the top Chicago destinations for restaurants, bars, and shopping this location has had an upgrade in the last 3 months including; Barde (Tapas Restaurant), Fat Pour (a brewery / restaurant), Carriage House (southern seafood restaurant), and Pizzanos (a pizzeria tied to Lou Malnati's). Further there are several projects coming on line including two 5K square feet Lettuce Entertain you restaurants where Miller Lumber used to be.

The Chicago Tribune just featured "A corner of West Town" all about Noble Square (Sep 28, 2012, Section 6 C). Find online, "Noble Square: City Living that Doesn't Break the Bank." <http://www.chicagotribune.com/classified/realestate/communities/ct-home-0928-noble-square-profile-20120927,0,141931.story?page=1>

This last weekend in September, a burgeoning retail design district on Grand Ave. held its 3rd annual Design Harvest street festival. And coming up next weekend Oct 6-7, the 2nd annual West Town Art Walk along Chicago Ave. <http://www.facebook.com/West.Town.Art.Walk>. With the likely expansion of SSA 29 to become SSA 57, Chicago and Grand avenues are sure to explode.

So the cat's out of the bag! West Town rocks with new and affordable housing, quiet tree lined residential streets with yards, bustling shopping districts, an onslaught of fabulous new restaurants, and easy access everywhere especially to downtown. Each micro neighborhood with its own personality, from highly developed Bucktown, Hipster Wicker Park, East Village including its Division Street anchor, and on-the-move Noble Square, Chicago-Grand, and Logan Square.

Let me help you discover West Town!

"Ask Nagel" over some coffee by calling 312-933-1432.