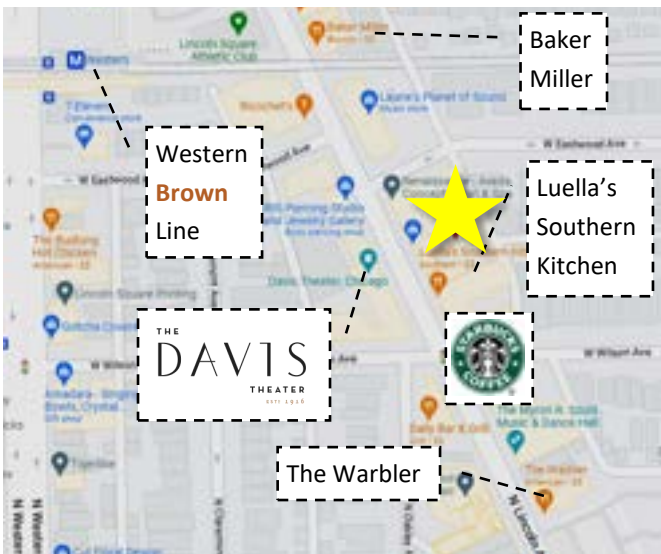


FULLY BUILT-OUT COFFEE SHOP FOR LEASE IN WEST RAVENSWOOD/LINCOLN SQUARE



Fully built-out coffee shop available on busy Lincoln Avenue. Former location of Dollop Coffee. There is a patio in the rear. Five minute walk to Western Brown Line, and steps away from Luella's Southern Kitchen, Davis Theater, Fork, Starbuck's, The Warbler and more.



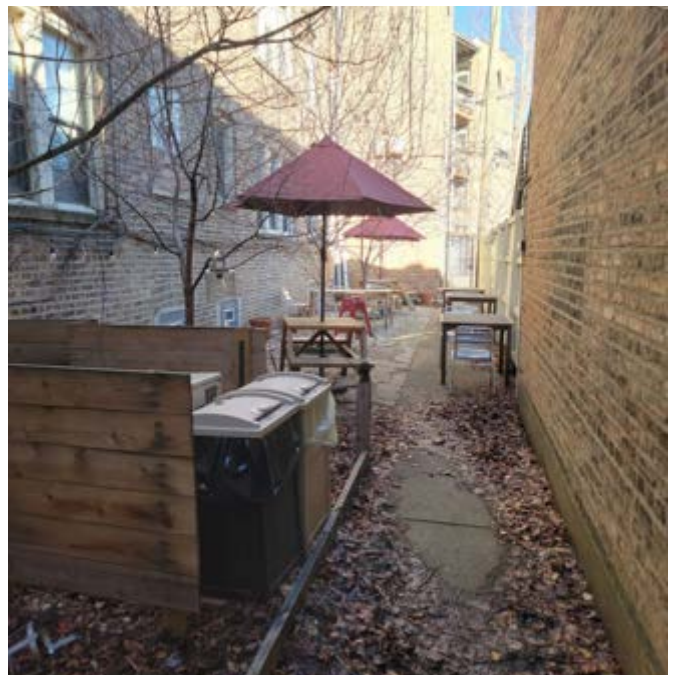
- Size:** 1,350 SF Total
 - 700 SF Ground Level
 - 650 SF Basement
- Rental Rate:** \$2,750 per Month
- Rental Type:** Modified Gross
- Zoning:** B-1
- Public Transit:** 0.2 Miles to Western Brown Line CTA



MJ WEINBERGER
847-334-2587
MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

PHOTOS



MJ WEINBERGER

847-334-2587

MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600