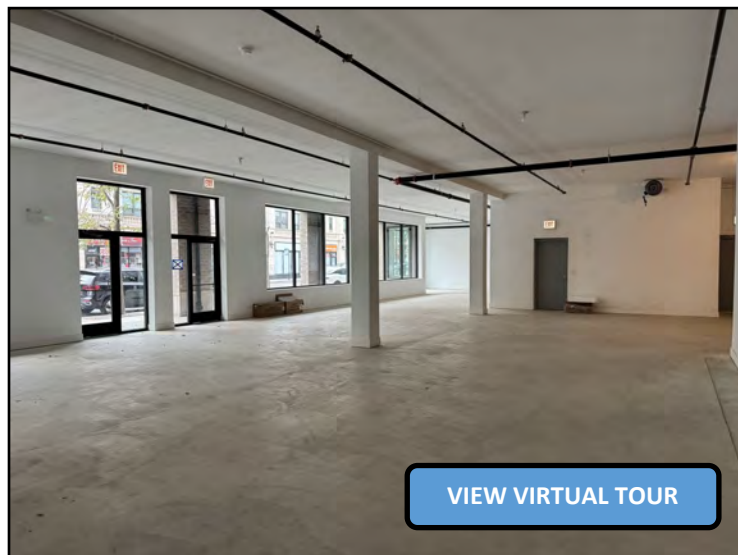


USER/INVESTOR OPPORTUNITY

NEW CONSTRUCTION COMMERCIAL CONDO

FOR SALE OR LEASE



Impressive newly constructed ground floor office/retail condo (divisible) available for sale or lease in Chicago's Uptown/Ravenswood. Top quality construction, warm vanilla shell. Great visibility with over 100' of prime frontage along a busy pedestrian street! This property includes a generous 623 SF private covered outdoor space. Additionally, 3 indoor heated garage spaces are available for rent or purchase (\$30K each). The space is ideal for a daycare, veterinary service, medical office, soft goods or service retail. Become a part of the exciting revitalization of the North Clark Street corridor, which is currently experiencing a surge in new businesses and property development.

Property Details:

Available Size:	3,581 SF (Divisible to 1,697 SF)
Sale Price:	\$749,000 - \$675,000
Rental Type:	\$28 PSF, NNN
Pass-Thrus:	\$11 PSF Approx.
HOA:	\$304.16 Monthly
Zoning:	C1-2
Year Built:	2024
Parking:	3 Heated Garage Parking Spaces Available for \$30,000/Each

Location Highlights:

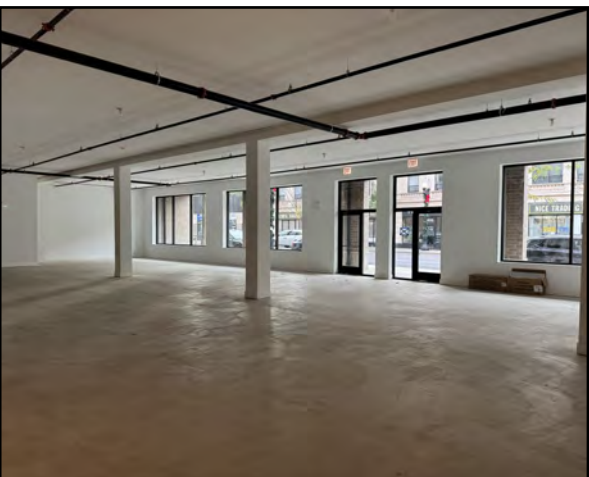
- New construction luxury condo building built in 2024.
- 100' of frontage.
- Bonus 623 SF private covered outdoor space.
- 1 block south of Chase Park.
- Across from Walgreens and Staples.
- 0.5 miles to Ravenswood Metra and several CTA L-stops.
- Rare C1-2 Zoning allows for various uses "By Right".
- HOA includes water bill, gas bill, garage lighting (COMED), common area maintenance/garage, security fobs/cameras.



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4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

PHOTOS



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CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

SURVEY

FT., AN ARC DISTANCE OF 6.24 FT. TO A POINT ON A STRAIGHT LINE; THENCE SOUTHWESTERLY ALONG SAID STRAIGHT LINE, 2.03 FT.; THENCE NORTHWESTERLY, 7.75 FT.; THENCE SOUTHWESTERLY, 12.20 FT.; THENCE SOUTHEASTERLY, 7.75 FT.; THENCE SOUTHWESTERLY, 19.35 FT.; THENCE NORTHWESTERLY, 96.73 FT.; THENCE SOUTHWESTERLY, 7.03 FT.; THENCE NORTHWESTERLY, 13.51 FT. TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
RD 4/11/12 IS A COPY OF THE ORDER AND IS NOT A COPY OF THE

FIRST FLOOR



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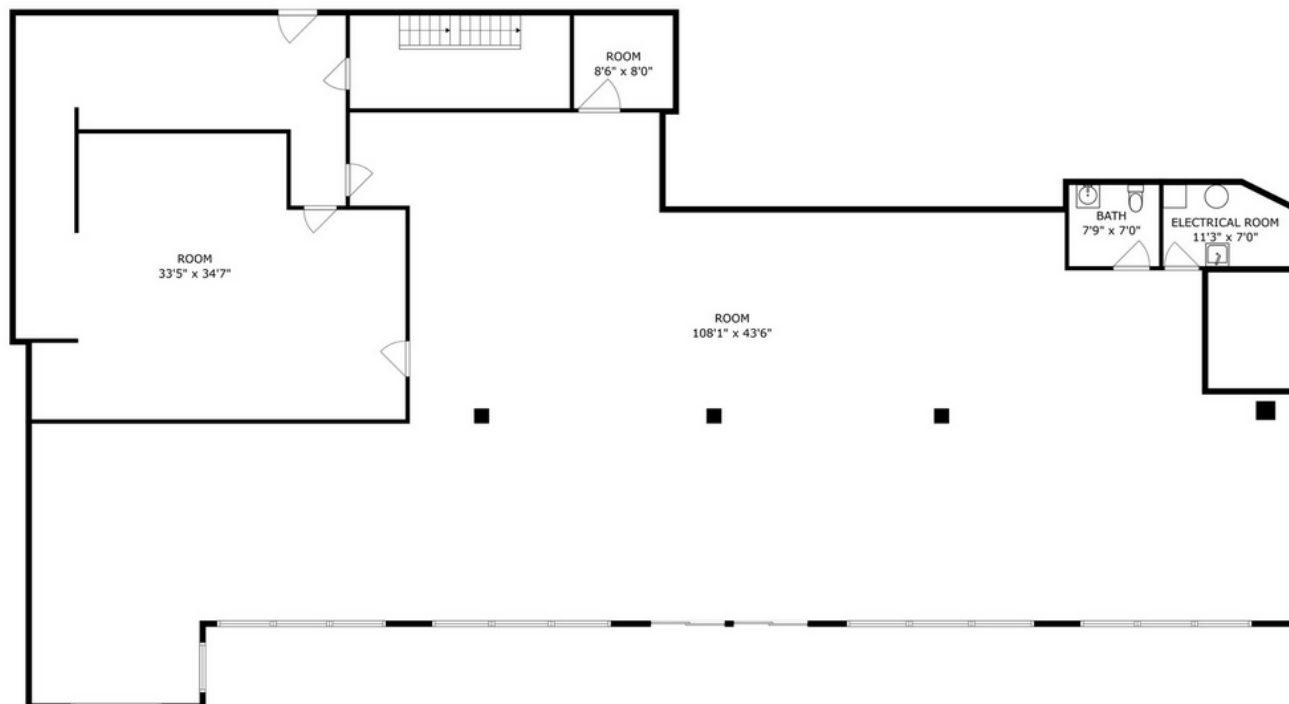
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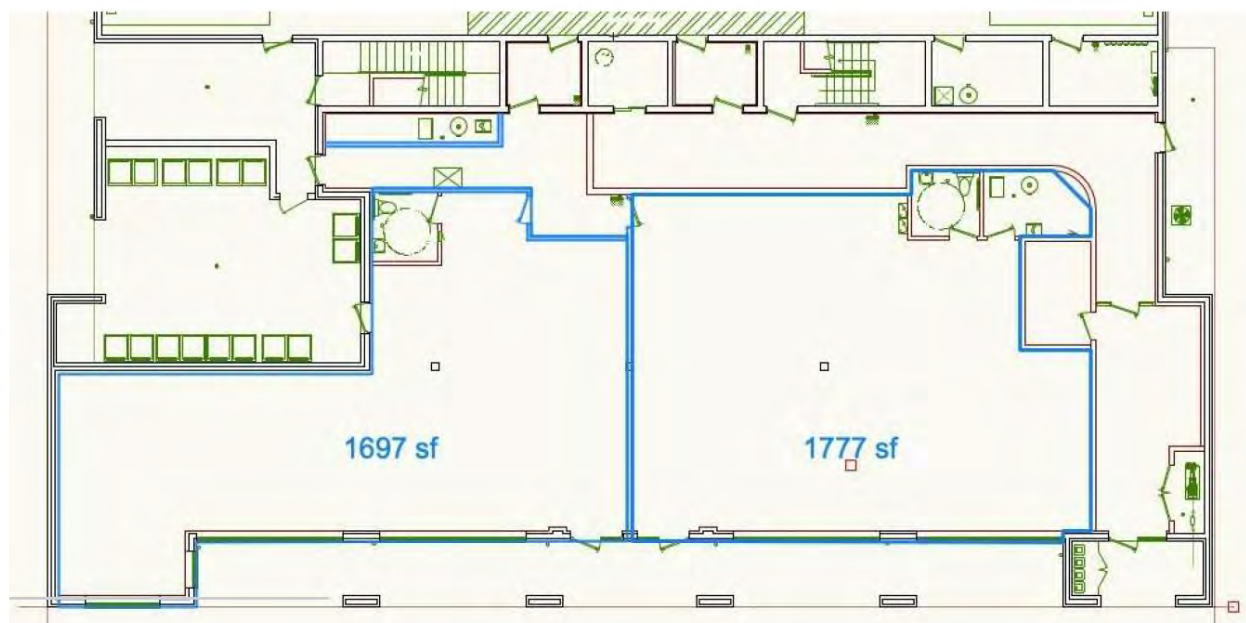
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4537 N. CLARK ST.
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FLOOR PLAN



DEMISING PLAN



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DEMOGRAPHICS—UPTOWN NEIGHBORHOOD

	0.25 Mile	0.5 Mile	1 Mile
Population	5,634	18,794	83,996
Households	3,149	10,027	44,529
Avg. Household Income	\$92,774	\$96,336	\$93,347

LOCATION



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