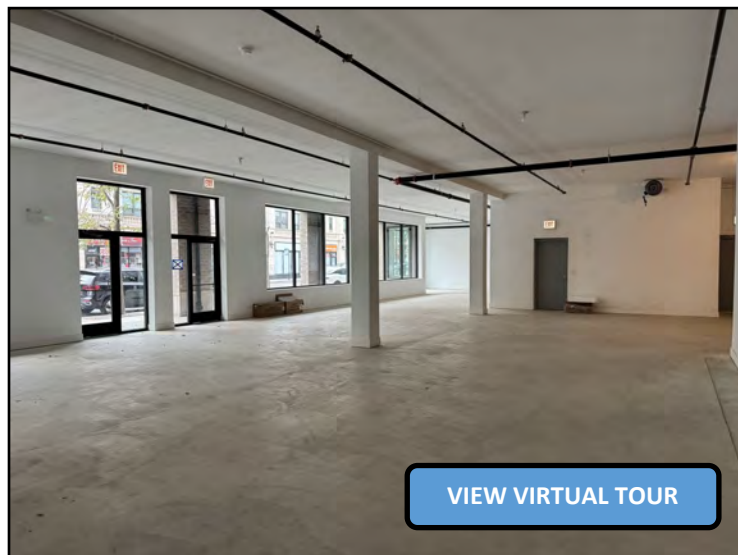


## USER/INVESTOR OPPORTUNITY

### 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:

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

#### Location Highlights:

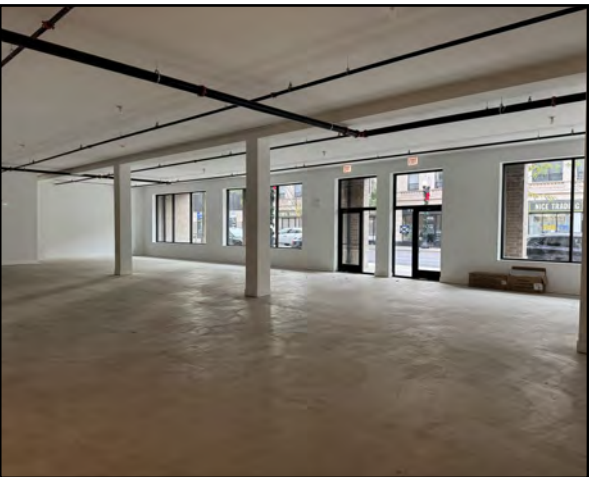
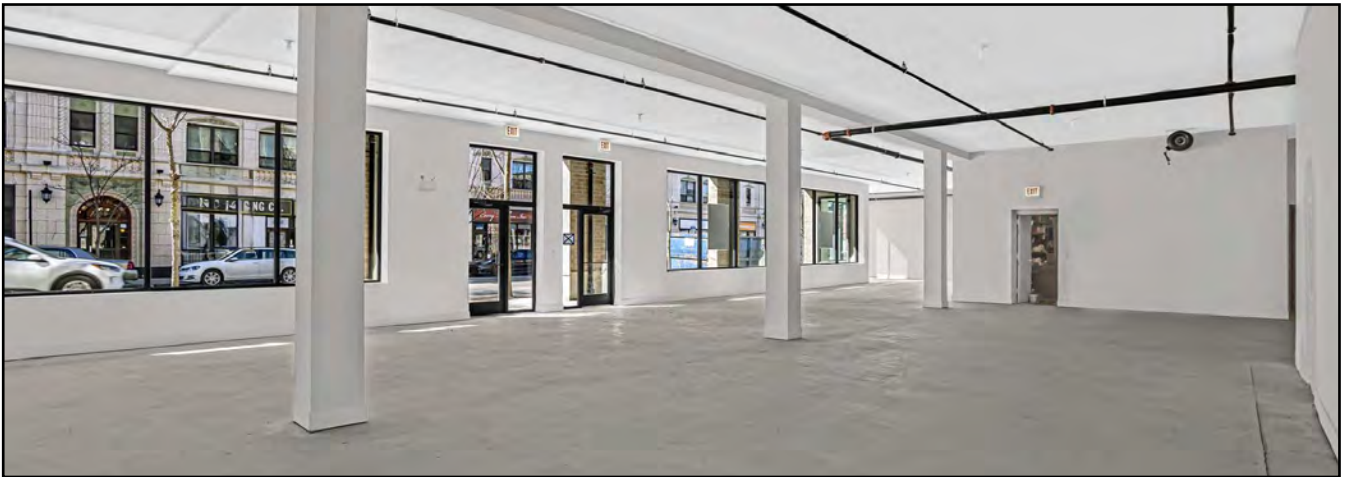
- New construction luxury condo building built in 2024.
- 100' of frontage.
- Bonus 623 SF private covered outdoor space.
- 1 block south of Chase Park.
- Across from Walgreens and Staples.
- 0.5 miles to Ravenswood Metra and several CTA L-stops.
- Rare C1-2 Zoning allows for various uses "By Right".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



**CRAIG WOLF**  
847-989-9653  
CRAIG@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641

## PHOTOS



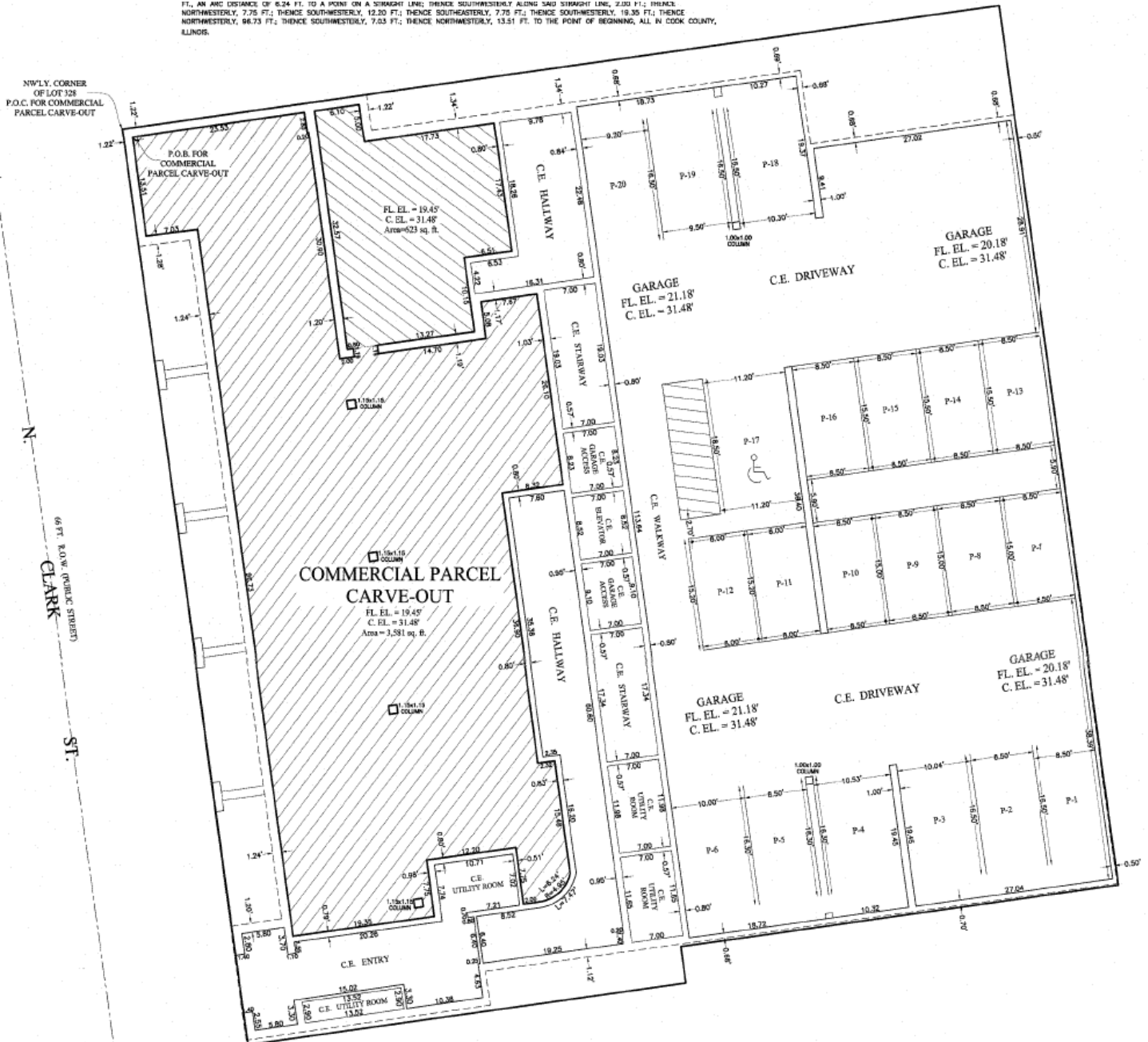
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## SURVEY

FT., AN ARC DISTANCE OF 6.24 FT. TO POINT ON A STRAIGHT LINE; THENCE SOUTHWESTERLY ALONG SAID STRAIGHT LINE, 2.00 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.



## FIRST FLOOR

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



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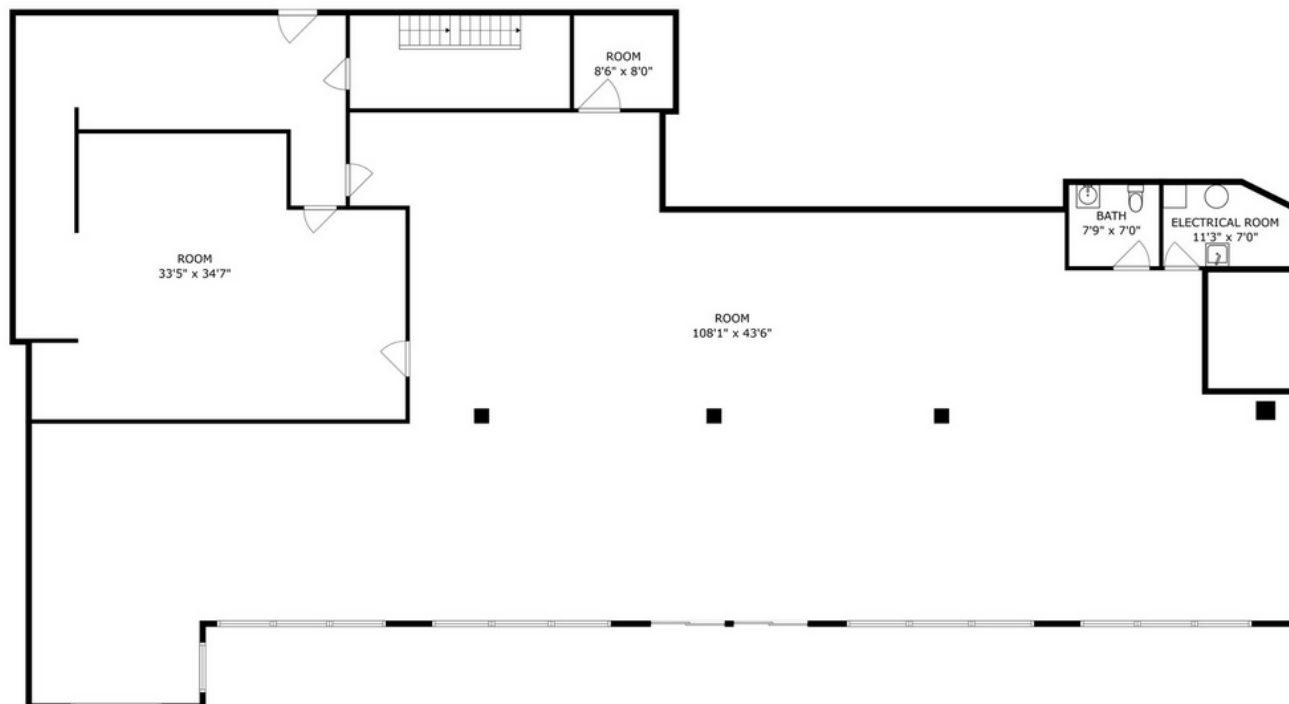
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# STRAUSS

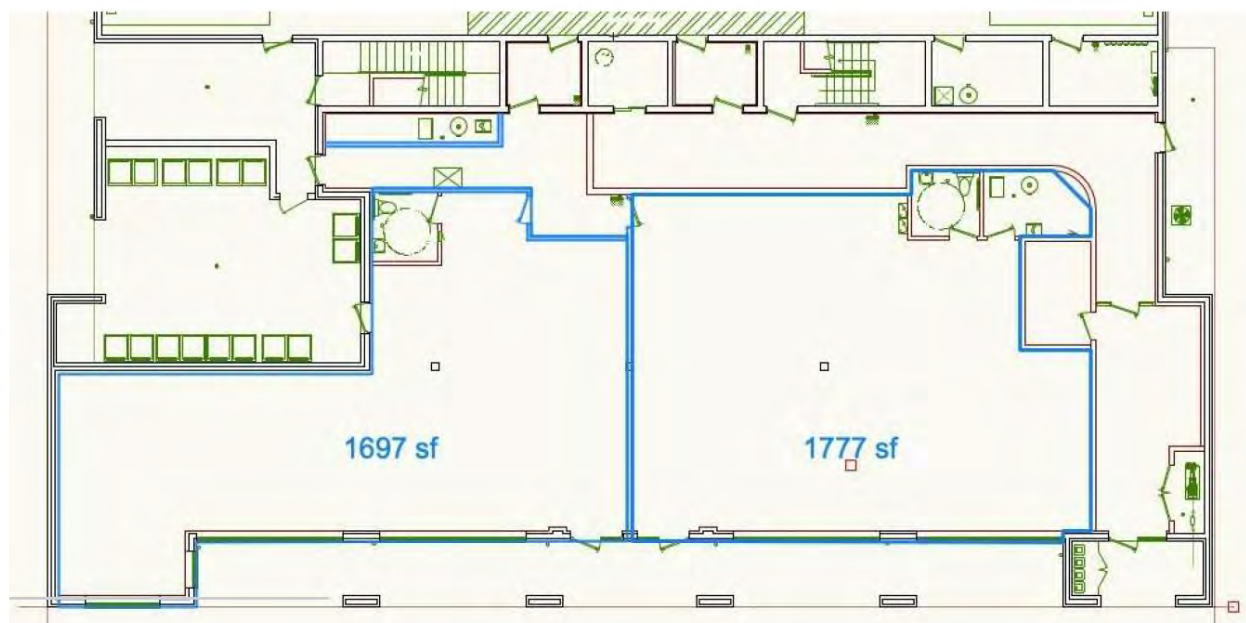
REALTY, LTD.

4537 N. CLARK ST.  
CHICAGO, IL 60640

## FLOOR PLAN



## DEMISING PLAN



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PHONE: 773-736-3600

## DEMOGRAPHICS—UPTOWN NEIGHBORHOOD

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

## LOCATION



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