

FOR SALE OR LEASE TO A SINGLE USER

Garden level: 1,300 s.f.
1st Floor: 1,300 s.f.
2nd Floor: 1,300 s.f.

LEASE RATE FOR ENTIRE BUILDING ONLY

\$9,750 /month NNN

NNN EXTRAS

Approx. \$1,000 / month

SALE PRICE

Please call

DESCRIPTION

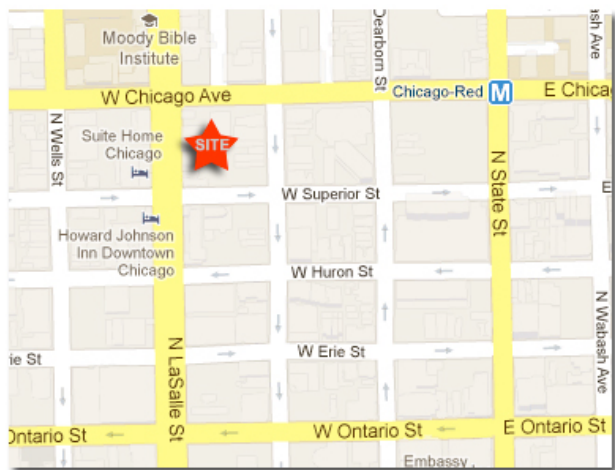
Art Deco façade building fronting onto LaSalle Street just south of Chicago Ave., adjacent to Iberico Restaurant. The building is beautifully built out for a yoga studio.

Zoned DX7 allowing a single user to occupy the 2nd floor as a residence while operating a business on the 1st and garden levels.

Lot Size: 2,422 s.f.
2016 Taxes: approx. \$12,000
Zoning: DX7
Parking: 3-4 cars
Electric: 325 amps
HVAC: separate unit on each floor

DEMOGRAPHICS

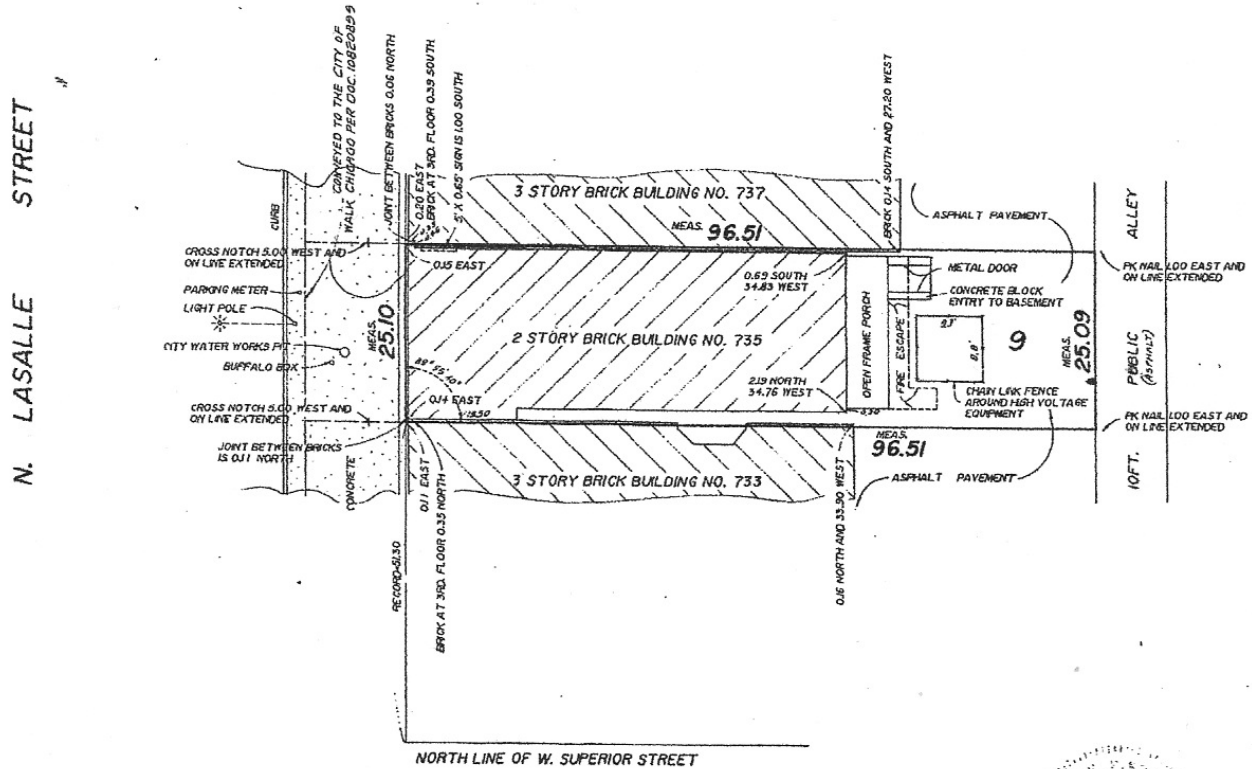
	.25 Mile	.5 Mile	1 Mile
Average HH Income	\$77,024	\$99,174	\$116,204
Daytime Pop	12,648	64,319	313,526
Residential Pop	6,440	29,498	85,560



CONTACT INFO:

BARRY WEISS
312.315.8467
BARRY@JACOBSWEISS.COM

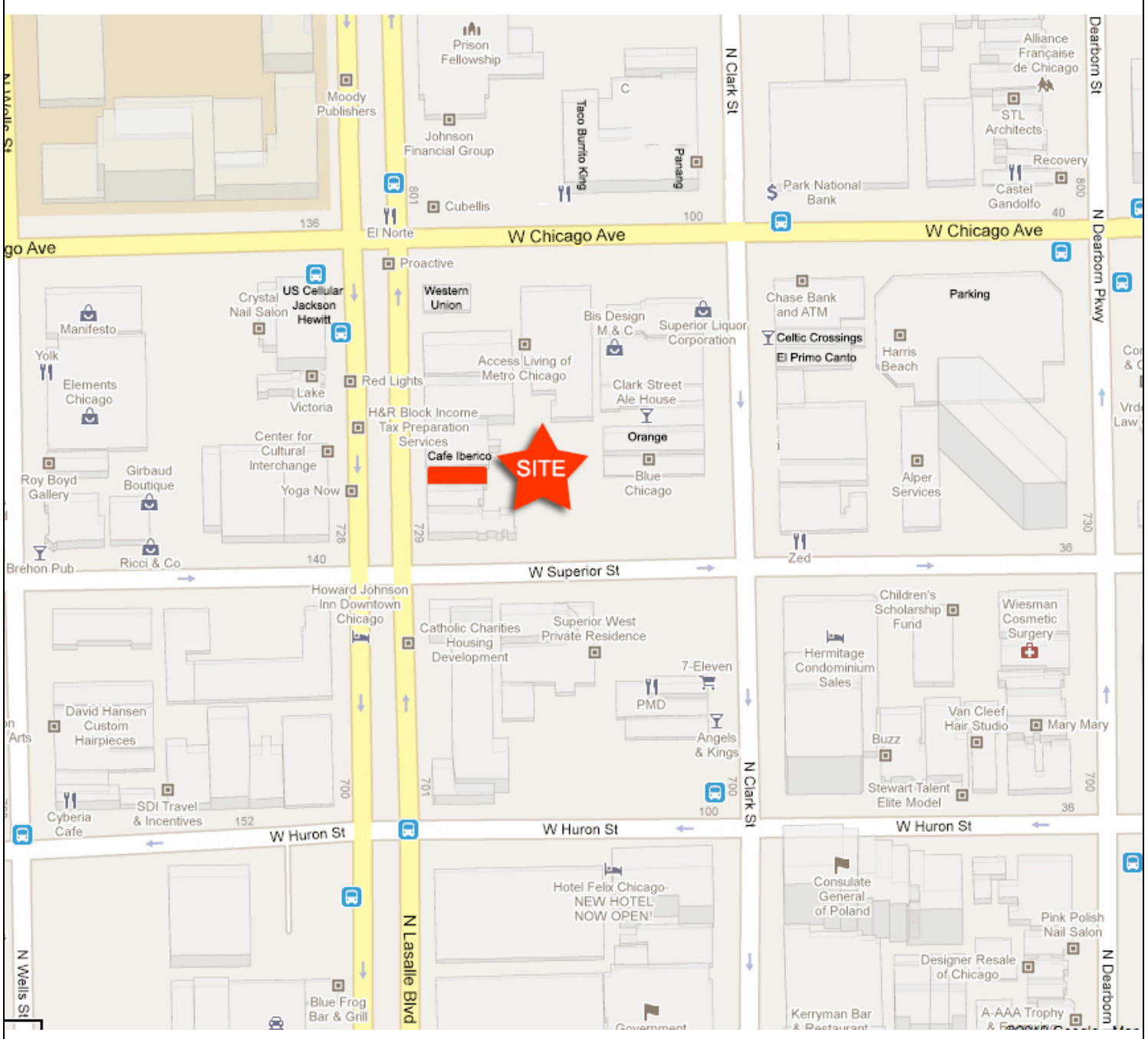
PETER JACOBS
773.470.8992
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Plat of Survey - 735 N. LaSalle Street

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