

MILLENNIUM PROPERTIES R/E

Sealed Bid Auction March 5

**Commercial Condo on North Ave.
in Bucktown/Wicker Park**

1910 W. North Ave., Chicago, IL

\$750,000

Minimum Bid



MPIREALESTATE.COM

Daniel J. Hyman

(312) 338-3003

dhyman@mpirealestate.com

Bucktown/Wicker Park Location: Bi-Level Commercial Condo with Loft Feel



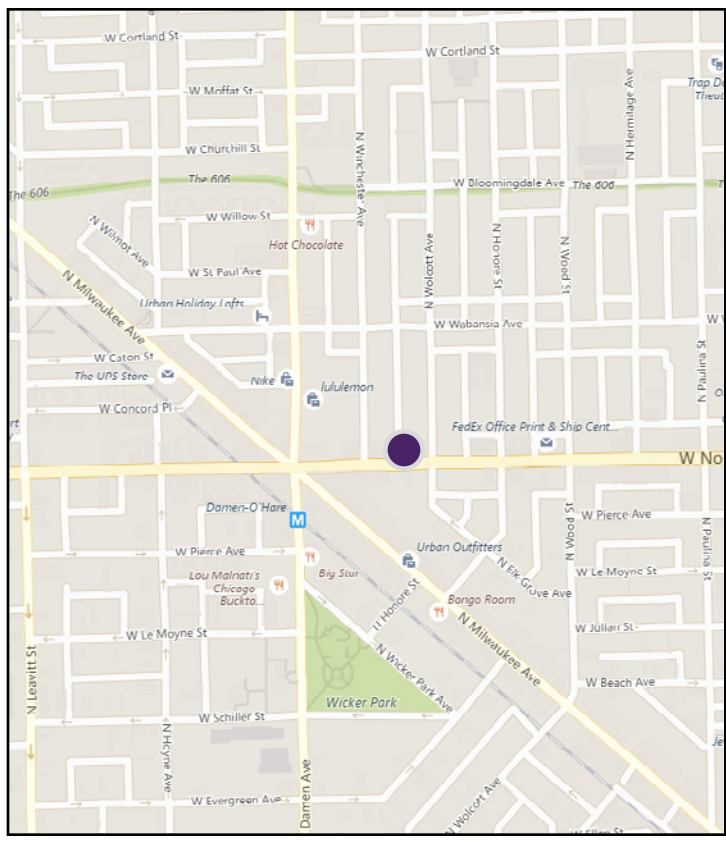
Property Highlights

- 5,185 SF commercial condo
 - 3,340 SF storefront space
 - 1,845 SF basement for storage
- Bi-level space with loft build-out
- Exposed brick, high ceilings
- Part of busy shopping district popular with local and national retailers
- Potential for live/work, office or retail
- Highly visible with good window line and signage on North Ave.
- Close to busy retail intersection of North, Milwaukee and Damen
- Traffic Count: 20,200 cars daily
- Monthly Assessments: \$350
- Zoning: B3-1
- Taxes (2017): \$18,473

Property Overview

Near North, Damen and Milwaukee, a bi-level 5,185 square foot commercial condo is available for sale. The unit, which was previously used as a clothing store, features a 3,340 square foot storefront plus an 1,845 square foot fully finished basement. The highly visible unit has a loft feel, with exposed brick, high ceilings as well as a good window line on North Ave. and ample signage. This commercial condo is a great opportunity for a user or investor and can potentially be used as a live/work space.

Bucktown and Wicker Park are two of the most desirable neighborhoods in Chicago for businesses and residents alike. The six-way corner of Damen, Milwaukee and North with attracts local and national businesses such as Walgreens, The Robey hotel, Urban Outfitters, Piece, Furious Spoon, Big Star, and Toms.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	53,675	539,330	1,160,977
Households	24,908	259,049	503,311
Median Income	\$81,929	\$71,958	\$59,853