



FULLY LEASED BAKERY WITH RESIDENTIAL UNIT ABOVE IN DENSE, DEVELOPING LINCOLN SQUARE NEIGHBORHOOD

PROPERTY INFORMATION

- Surrounded by new development including Devry's new \$20M campus and tons of new, luxury residential units within blocks
- Located on Lawrence, just east of Damen
- Fully leased Commercial space (3200 sf)
- Existing kitchen has black iron, 16 ft. hood, two walk in coolers, and three compartment sinks
- Lots of space for storage and entire back room can be turned into a cooler for wholesale work or large prep
- Large Front windows plus dining area includes two ADA bathrooms with double stalls
- Recently Renovated Second level contains large 3BD/1BA apartment with long term tenants and rear outdoor patio

- Building runs lot line to lot line
- 0.2 Miles to the Damen Brown Line CTA Station, 0.2 Miles to the Ravenswood Metra Station, multiple bus stops and Divvy stations plus close access to Lake Shore Drive
- Area tenants include: Goundswell Coffee Roasters, CVS, Wendy's, Rock N Roll Vintage Chicago Guitar Shop, Band of Bohemia, Chase Bank, Mariano's, Sears Auto Center and much more.

ZONING	B1-2
TAXES	\$13,750.35
ALDERMAN	Matthew Martin / 47th Ward

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INCOME

FLOOR	TENANT	START	END	MONTHLY	YEARLY	\$ PSF
1st	SWEET MOON BAKERY	2/1/21	3/31/31	\$4,868.95	\$58,427.40	N/A
2nd	TENANT OCCUPIED	9/1/26	8/31/26	\$2,500.00	\$30,000.00	N/A

**3% ESCALATION PER YEAR FOR COMMERCIAL TENANT*

**UTILITIES ARE SEPARATELY METERED IN THE COMMERCIAL SPACE*

**1ST FLOOR TENANT IS RESPONSIBLE FOR 66% OF INCREASES IN PROPERTY TAXES (2021)*

Monthly Income - \$7,368.95

Yearly Income - \$88,427.40

Total Gross Income - \$88,427.40

EXPENSES

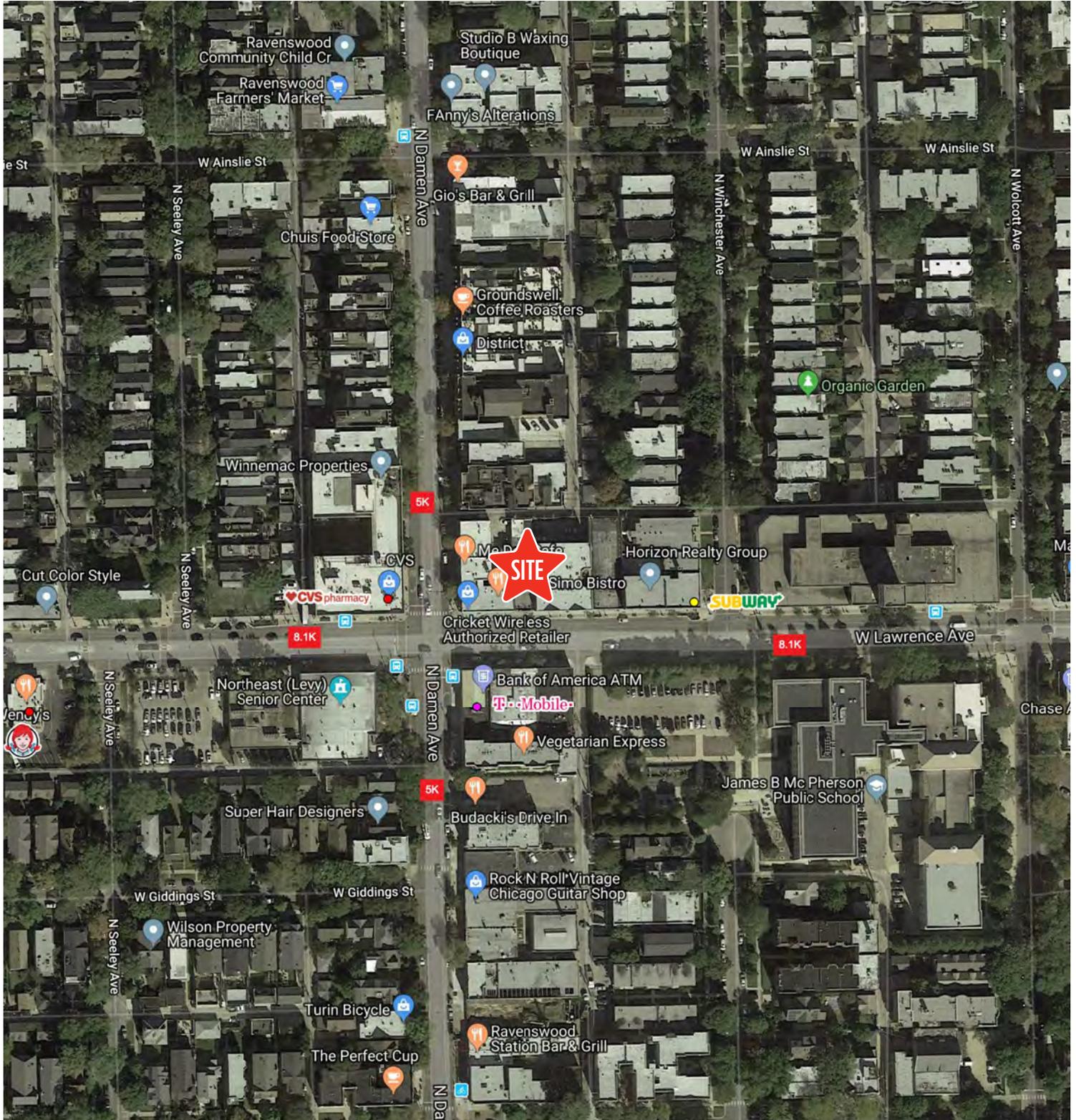
Taxes (2024)	\$16,892.85
Commercial Reimbursement	-\$2,508.25
Insurance (2024)	\$5,256.00
Water (2024)	\$4,500.00
Commercial Reimbursement (100%)	-\$4,500.00
Maintenance/Repairs (Est)	\$500.00
Total Expense	\$20,140.60

NOI: \$68,286.80
CAP RATE: 8.24%









AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

61,843

3 MILE

499,916

5 MILE

980,074

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$111,857

3 MILE

\$100,850

5 MILE

\$104,242