

RETAIL/MEDICAL OFFICE CONDO FOR SALE

PROPERTY INFORMATION

- 1,138 Sq. Ft. fully built out medical office in Lakeview
- Built in 2001
- Three Large offices
- Closets, Kitchenette, and powder room
- High Visibility & Frontage on Irving Park Road
- HVAC (2024)
- Water Heater (2020)
- 200A Power 1,200 Amp, 240V, 3-Phase
- Two Deeded Parking Spaces Included
- Common Rooftop Deck with great views

- Assessments include Water, Sewer, Parking, Common Insurance, Snow Removal, Maintenance, & Scavenger
- Reserve Funds: \$10,500 (as of 3/23/25)
- Area Tenants: Floyd's 99 Barbershop, Popeye's, Starbucks, Metro PCS, the Piggery, Marquette Bank, Burger King, Mobil, & More!

ZONING

B1-3

TAXES

\$4,219.59 (2023)

HOA

\$157.93/month

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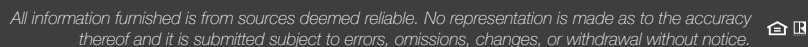
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Lakeview

Chicagoans will find more than a few of their favorite things in Lakeview, one of the largest neighborhoods on the city's North Side.

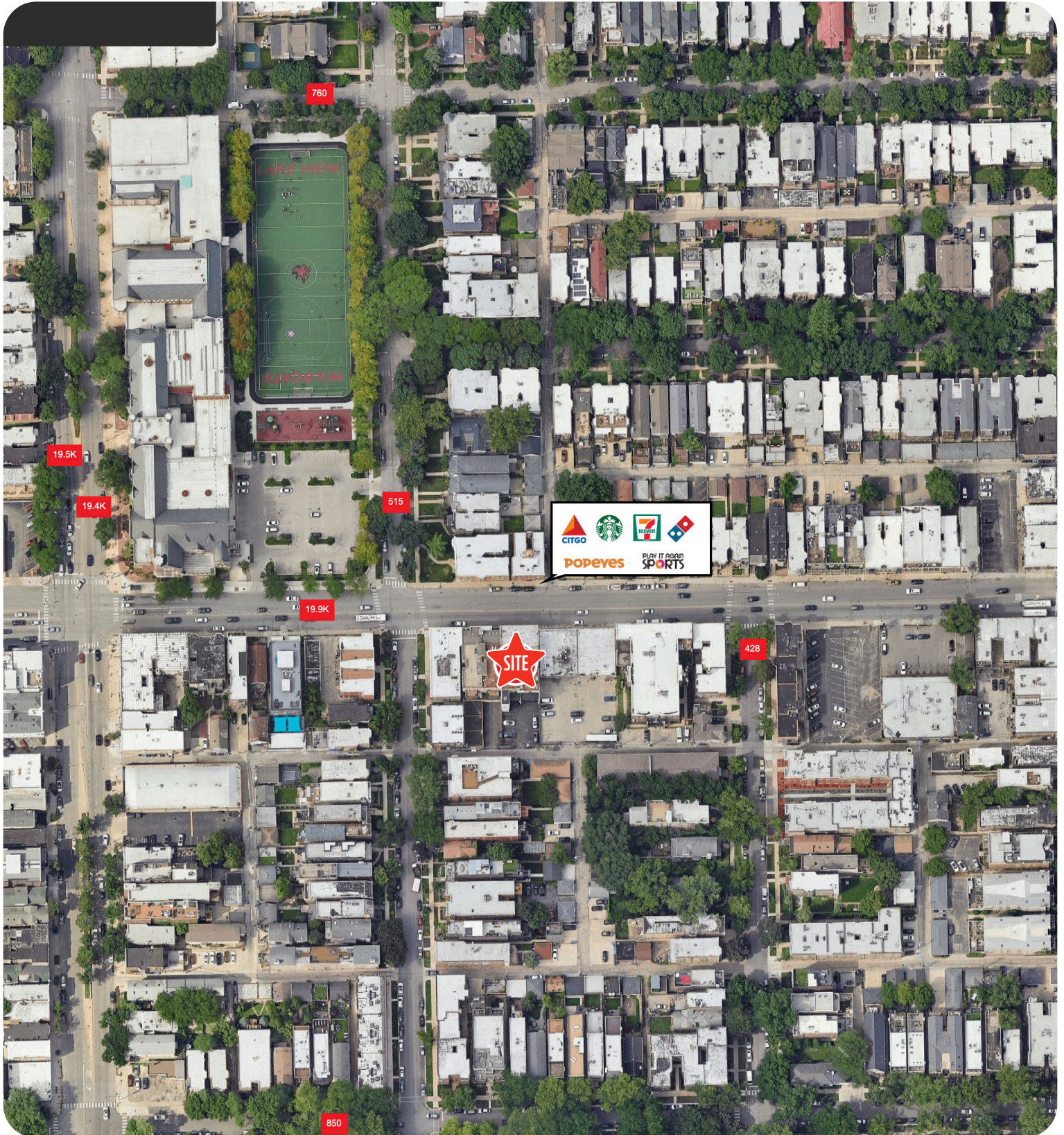
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping – shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

80,298

3 MILE

503,112

5 MILE

1,089,028

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$175,924

3 MILE

\$162,433

5 MILE

\$157,693