

# 4841

North Western Ave.  
Chicago, IL 60625

IDEAL LINCOLN SQUARE  
Retail/Office

16,135 sf + 8,000sf Lower Level

13,358 sf Land (.31 acre) \$2,650,000



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L.J. SHERIDAN & CO

Information has been deemed from sources believed to be reliable but is not guaranteed and may be withdrawn at any time.

- 2 Story Retail Showroom + Lower Level
- 16,135 sf (flrs 1+ partial flr 2 above grade) + 8,000 sf Lower Level
- 1st Flr: 17' ceiling height  
2nd flr: 9'4" ceilings  
Lower Level: 8'5" - 9'5" ceilings
- 13,348 sf Land .31 acres
- 125' Western Ave. x 106'
- Parking 8-12 Cars 2,626 sf (24.75 x 106.18)
- Zoned B3-3
- Transit Served Location - TOD
- Walking distance to Lincoln Square and the Western Ave. Brown Line
- Over 29,971 Vehicles Per Day Western
- Real Estate Tax Pins: #14-07-318-004-0000  
#14-07-318-006-0000 Total \$78,572
- Alder Matthew Martin 47th Ward



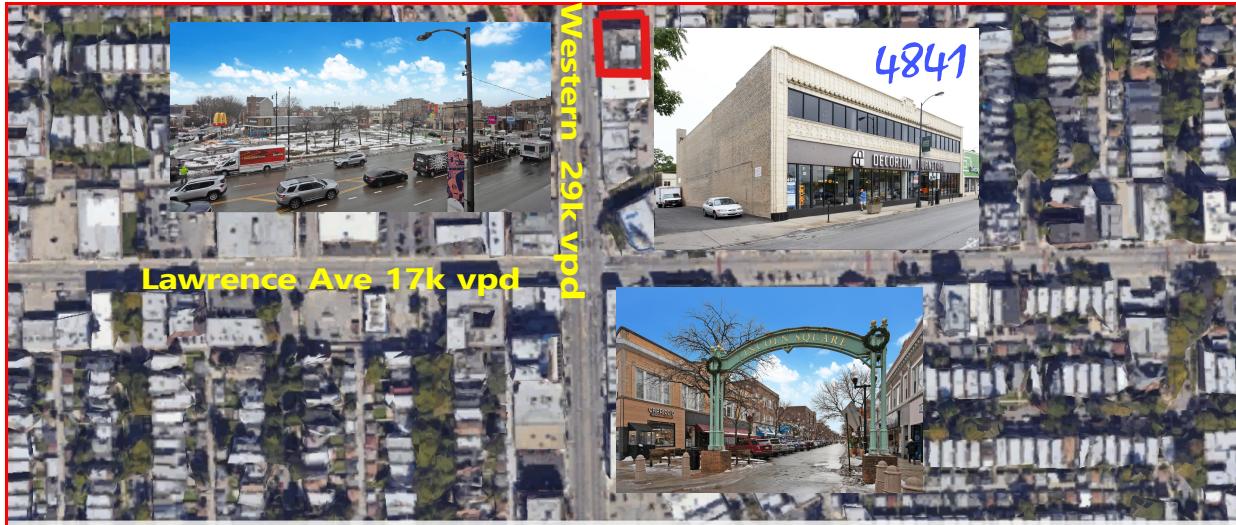
1st flr 17'ceilings



LowerLevel



2nd Flr



## IN THE AREA:



## Public Transportation

### TRANSIT/SUBWAY

	walk	distance mi.	Demographics	
Western Station (Brown Line)	5 min	.4 mi	2024 Population	5 miles
Rockwell Station (Brown Line)	10 min	1 mi	Avg. Income	990,989
Damen Station (Brown Line)	14 min	.8 mi		113,912
Montrose Station (Brown Line)	2 min drive	1.2 mi		

### COMMUTER RAIL

Ravenswood Station	17 min	.4 mi
Peterson/Ridge	6 min	2.2 mi