

SALE / LEASE

3807 N Lincoln Ave.

3807 N LINCOLN AVE.

Chicago, IL 60613

PRESENTED BY:

ADAM NAPP, CCIM

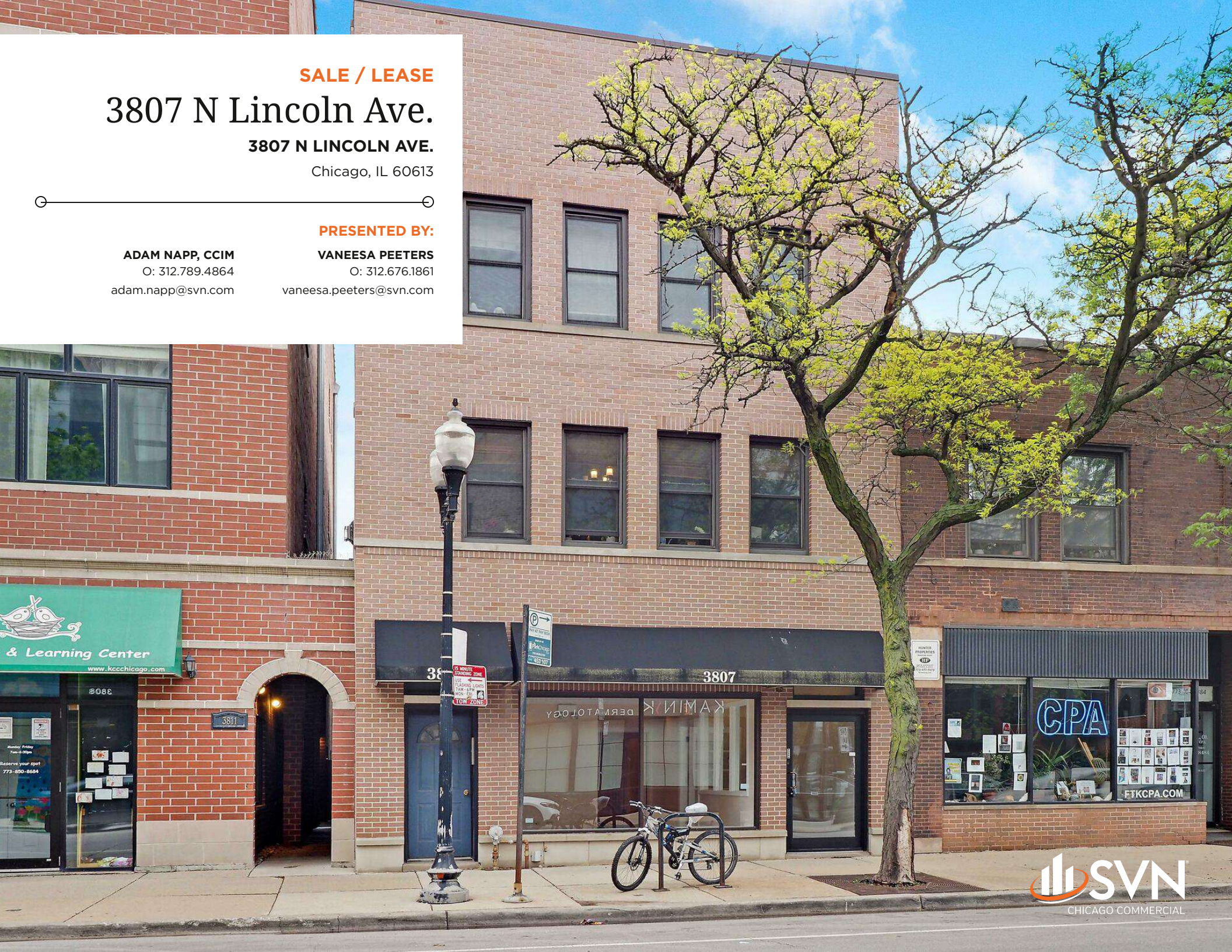
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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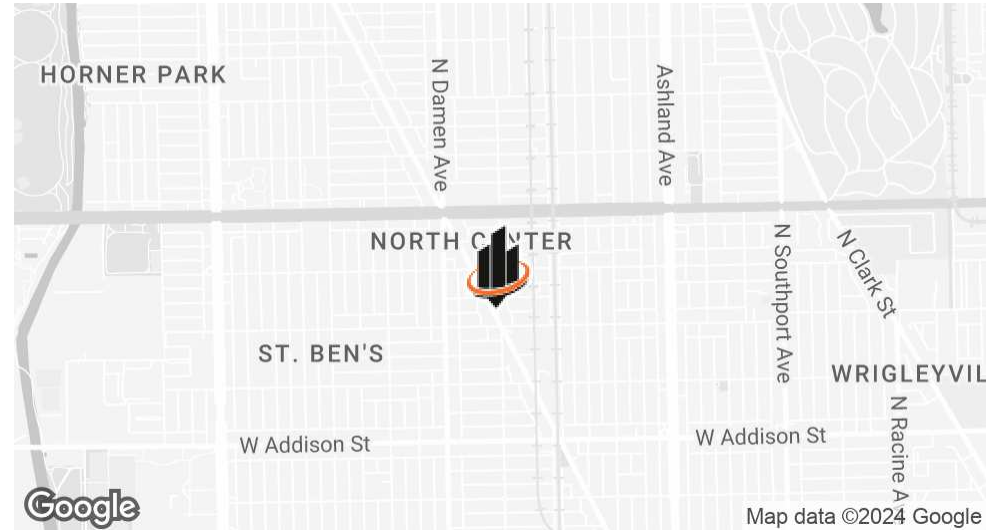
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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$399,000
LEASE RATE:	\$4,500/Month MG
AVAILABLE SF:	1,833 SF
BUILDING SIZE:	1,833 SF
RENOVATED:	2012
ZONING:	B1-2

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 3807 N. Lincoln Avenue for SALE. Located in the North Center neighborhood of Chicago near the intersection of Lincoln and Grace, the subject is an approximately 1,833 SF commercial condominium at the base of a 3-story Mixed-Use building. Remodeled in 2012 and used as a tranquil spa, the space includes a welcoming reception area with an interior vestibule, one (1) large room (17' x 17') previously used for yoga, three (3) treatment rooms with sinks, three (3) additional multi-purpose rooms, two ADA bathrooms with showers, and one additional guest bathroom. Additionally, there is a kitchen, washer/dryer hookup, and several storage areas including a 15' x 15' private storage room in the basement. Engineered hardwood floors, recessed lighting on dimmers, and individual door soundproofing add to the serenity of the space. The space is separately metered and has central heat and air. Being situated on Lincoln Avenue just north of the Lincoln and Grace lighted intersection, and across from a high-performing Trader Joe's, provides excellent visibility to the property. The property is currently zoned B1-2. Please inquire for additional details and view video tour here: <https://youtu.be/zRh4eRf-kv4>.

SVN | CHICAGO COMMERCIAL 3

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS 3807 N Lincoln Ave.

CITY, STATE, ZIP Chicago, IL 60613

PROPERTY HIGHLIGHTS

- Approximately 1,833 SF
- Ground Floor Retail Condominium
- Ideal for an Owner-User
- Facade and Space Rehabbed in 2012
- Fully-Built Medical Spa / Health and Wellness Space
- 1 Large 17' x 17' Room (Formerly a Yoga Space)
- 3 Treatment Rooms with Sinks
- 3 Bathrooms (2 ADA with Showers)
- 3 Additional Multi-Purpose Rooms
- Several Storage Areas
- Small Kitchen with Gas Range
- The Space Features Engineered Hardwood Floors, Recessed Lighting with Dimmers, and Individual Door Soundproofing
- Washer/Dryer Hookup
- Additional 15' x 15' Storage Area in Basement
- Mechanical Area with HVAC Unit and Mop Sink
- Separately Metered Utilities
- Central Heat and Air
- Zoned B1-2



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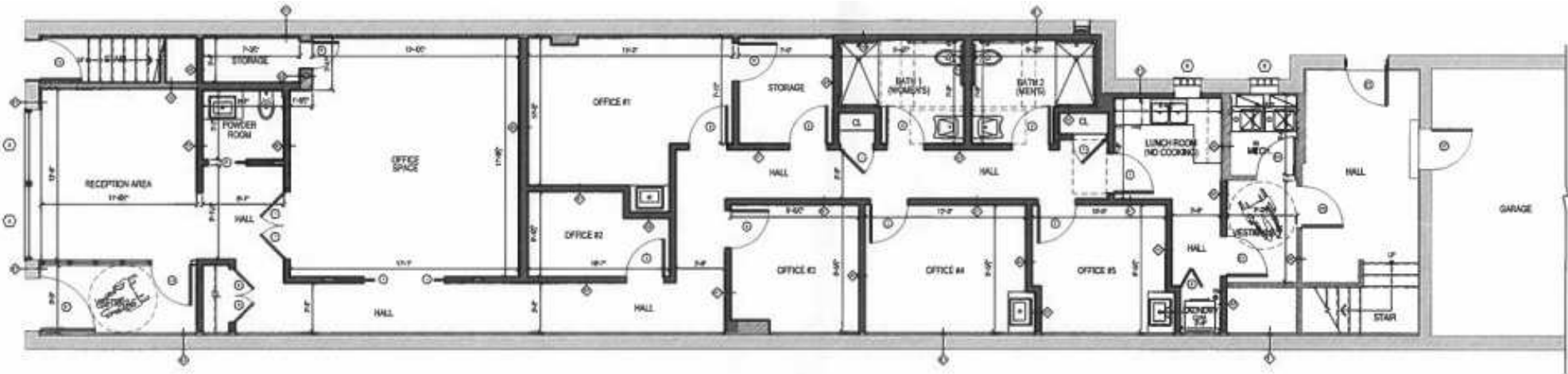
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FLOOR PLAN



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INTERIOR PHOTOS



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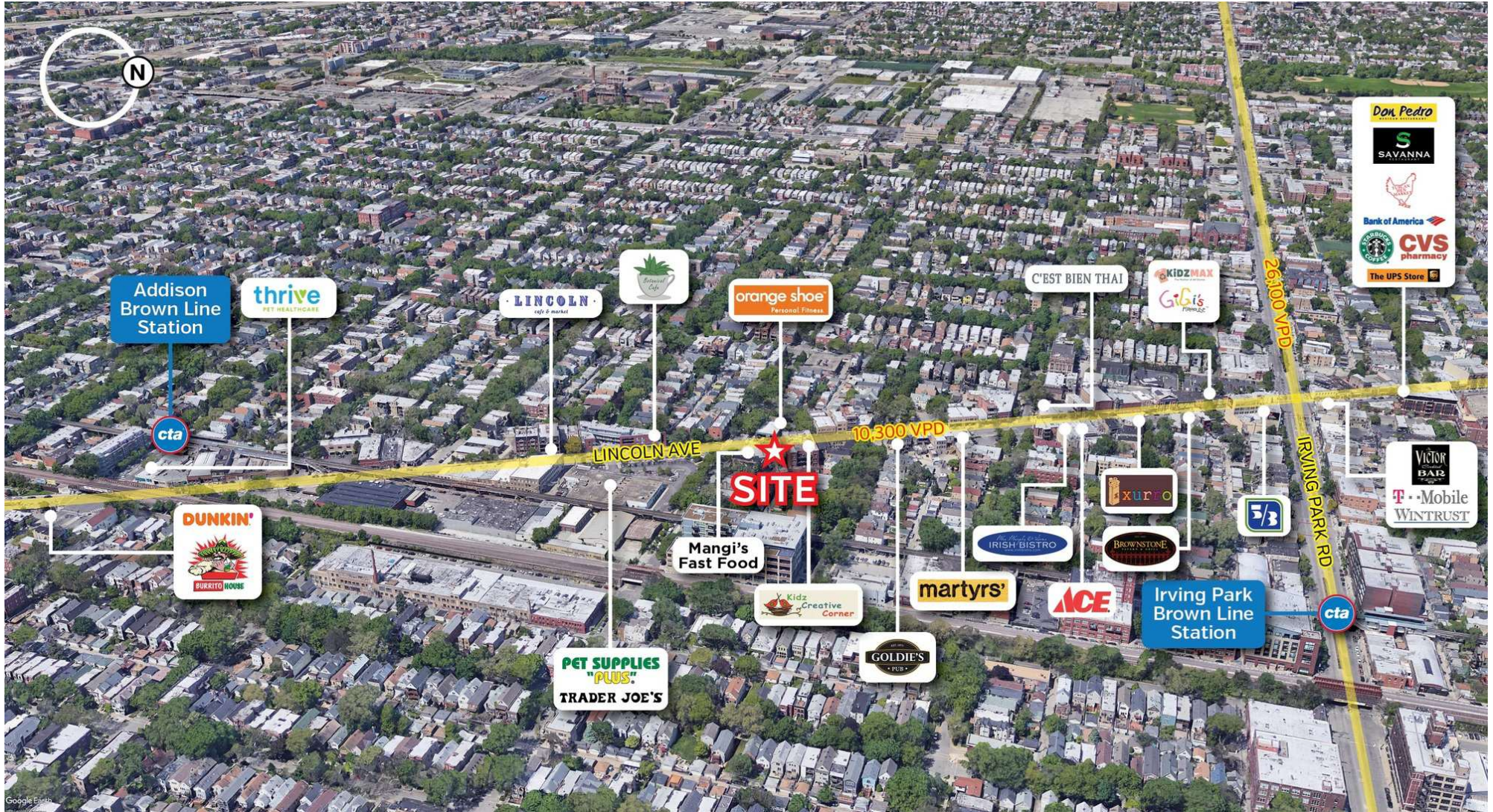
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RETAIL AERIAL MAP

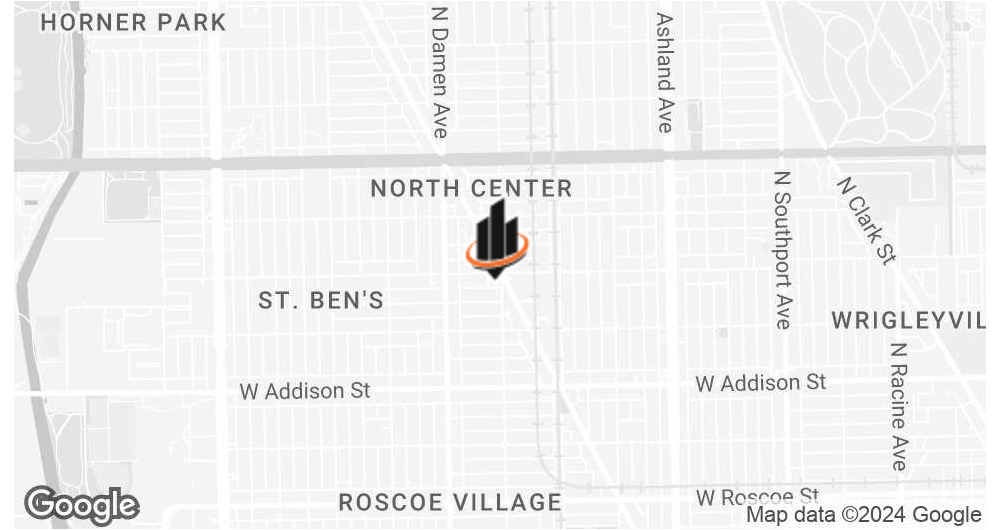
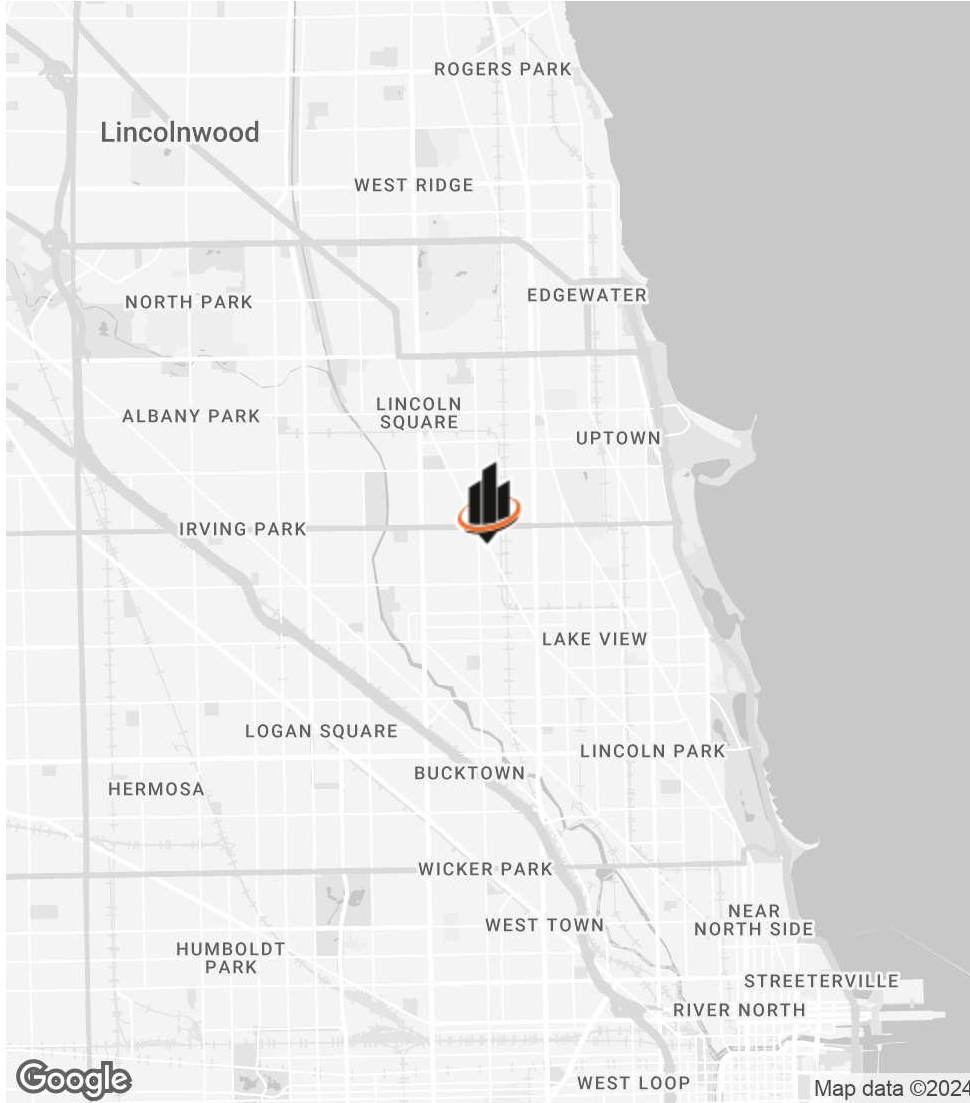


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LOCATION MAPS



LOCATION OVERVIEW

Bordered by Addison (3600 N) on the south, Montrose (4400 N) on the north, the Chicago River on the west, and Ravenswood (1800 W) on the east, North Center is a vibrant neighborhood on Chicago's north side. North Center has grown since the 1870s when the area was only accessible by the Chicago River and Little Fort Road (now known as Lincoln Avenue). The neighborhood has an eclectic mix of retailers, restaurants, live music, live theater, and service-oriented businesses. It is also home to some of the best public schools in the City of Chicago. North Center's population is 35,700 and it is easily accessed by public transportation. The Brown Line of the CTA runs through the neighborhood, and several bus lines stop in North Center.

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DEMOGRAPHICS MAP & REPORT

POPULATION

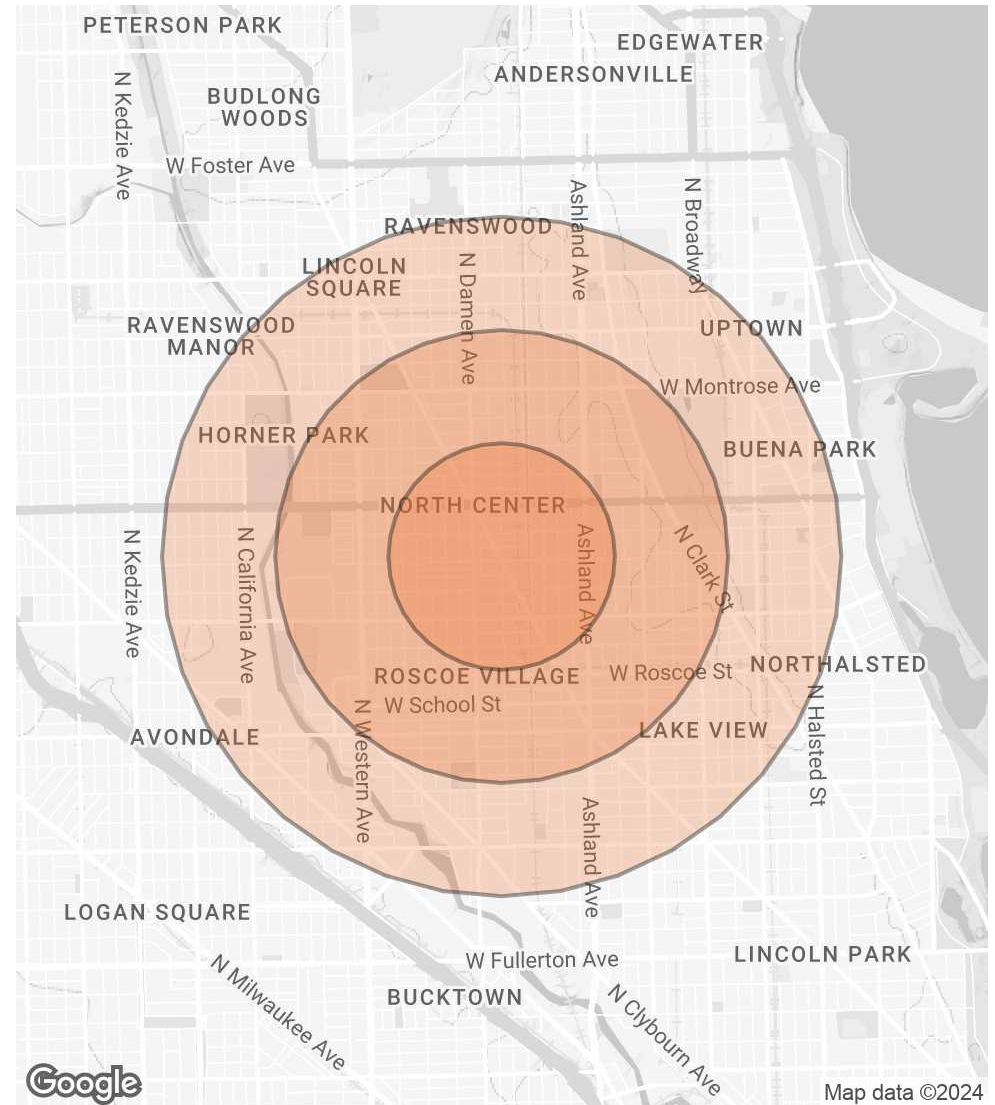
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	17,505	63,758	151,272
AVERAGE AGE	34.0	33.9	33.8
AVERAGE AGE (MALE)	33.2	34.0	33.9
AVERAGE AGE (FEMALE)	34.2	33.5	33.7

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	7,775	29,307	74,798
# OF PERSONS PER HH	2.3	2.2	2.0
AVERAGE HH INCOME	\$174,010	\$165,295	\$138,271
AVERAGE HOUSE VALUE	\$645,538	\$623,198	\$511,941

2020 American Community Survey (ACS)



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