

FOR SALE



One-of-a-Kind, Completely Renovated, Medical Space—4,000 SQFT
3916 N BROADWAY, CHICAGO, IL 60613

\$1,700,000

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Property

Beautiful, one-of-a-kind, completely renovated, medical space along N Broadway in Lakeview East. Two fully built-out medical units on one tax PIN for approximately 4,000 square foot of rentable space. Units share a common entry and can be easily combined. Property features 90 feet of frontage along N Broadway and 4 parking spaces.

Units are currently leased to two thriving, high-quality NNN medical tenants on 5+ year leases. Wellness Home At NorthStar Healthcare & Vesper Aesthetics. Both paying \$29.00 NNN. Units feature spacious basements, ample plumbing, exam rooms with sinks, kitchens, break rooms, labs & washer-&-dryers.

Renovations completed in April 2023 are up-to-code, ADA Compliant, and feature stylish design and high quality materials and fixtures.

Property is ideal for an investor or owner-user. Vesper Aesthetics will sign a long term NNN lease or vacate depending on buyer preference.

Address	3916 N Broadway
City	Chicago
County	Cook
PIN	14-20-207-038-1009
Property Tax (2023)	\$28,089.94
Built	1900
Renovated	April 2023
Sqft	4,000
Property Type	Medical / Retail Condo
Lot size	N/A
Frontage	90ft. (Approx—N Broadway)
Zoning	B3-2
Ceiling Heights	TBD High
Parking	4 Exterior Rear
Price	\$1,700,000



Gallery





DISCLAIMER

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