

1908 N. Milwaukee Avenue

CHICAGO, IL 60647

For Sale

COMMERCIAL BUILDING



Where the northwest side comes together

AT THE CROSSROADS OF BUCKTOWN, WICKER PARK,
AND LOGAN SQUARE



Western/Milwaukee



N MILWAUKEE AVE

BUILDING INFORMATION

BUILDING SIZE:	±2,200 SF
CEILING HEIGHT:	Floor to Ceiling: 14' Bottom of Beams: 11'
POWER:	400 AMP / 3-Phase
LOADING:	One (1) drive in doors at grade (10' x 10')
ZONING:	M1-1
2024 REAL ESTATE TAXES: <i>(Payable in 2025)</i>	\$10,479.75 (\$4.76 PSF)

PROPERTY HIGHLIGHTS

- ▶ ± 2,200 SF single-story commercial building
- ▶ Clear-span layout with column-free interior
- ▶ Ideal for warehouse, showroom, light industrial, or flex users
- ▶ Exposed brick and timber aesthetic with creative repositioning potential
- ▶ Recently improved with 2017 roof and skylight replacement
- ▶ Frontage along high-traffic N. Milwaukee Avenue corridor
- ▶ Adjacent to Western Blue Line 'L' Stop, Milwaukee, Western and Armitage Bus Routes, and a 20 minute walk to Clybourn Metra Station

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