

For Sale or Lease

Mixed-Use Value-Add Property in the Heart of Lakeview



3215

NORTH Sheffield



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Offering Summary

Sale Overview

Asking Price	\$4,000,000
Property Type	Mixed-Use
Building Size	11,970 SF
Lot Size	9,375 SF
Property Income	\$142,200
Occupancy	47%
Unit Breakdown	Retail + (4) 2bd - 1ba apartments
Zoning	B3-2
Parking	10 Spots
PINs	14-20-425-010-0000 14-20-425-011-0000
Taxes (24)	\$54,369
Sub-Market	Lakeview
Aldermanic Ward	44th Ward

Leasing Overview

Space Available	Retail
Asking Rent	\$32 PSF NNN
Est. NNNs	\$12 PSF
Space Available	6,321 SF
Frontage	+70'
Parking	Available
Ceiling Height	~10.5'
Date Available	Now
Condition	2nd Generation Restaurant

Offering Highlights

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- Located in the heart of Lakeview near Wrigley Field.
- Rarely available value-add mixed-use property featuring 6,321 SF 2nd generation restaurant space, four (4) 2bd-1ba spacious apartment units and dedicated on-site parking.
- 2nd generation restaurant space features phenomenal existing conditions, including in-place black iron, walk-in coolers, 800A electrical service, an expansive kitchen area with multiple hoods, a folding accordion glass storefront, over 70' of Sheffield Avenue frontage and additional basement storage.
- Al fresco potential with operable accordion glass storefront and the opportunity for outdoor patio seating.
- Residential apartment units all feature a spacious floorplan with an expansive living area, great natural light, hardwood floors and in-unit laundry.
- Unit (2S), more recently upgraded, features upgraded bathroom finishes including heated bathroom floors and upgraded kitchen finishes.
- Notable sub-market drivers include Wrigley Field, The Vic Theatre, Target, Whole Foods and the highly acclaimed Southport retail corridor.
- Strong neighborhood demographics with a mix of young professionals, families, and longtime neighborhood residents.
- Excellent transit access just steps from CTA Belmont Station (Red, Brown, & Purple Lines) and multiple bus routes.



Retail Photos

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Apartment Photos

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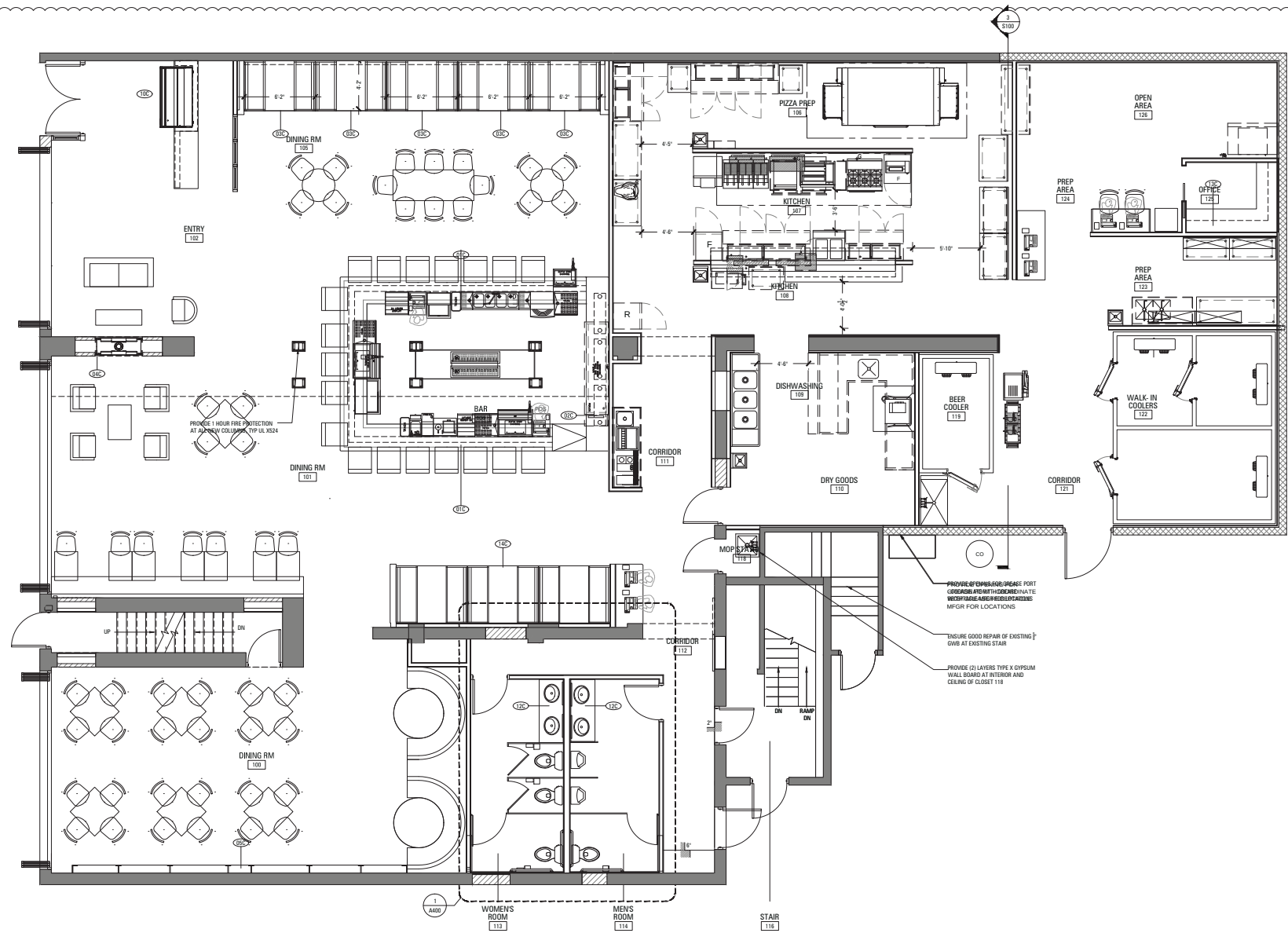
Stacking Plan

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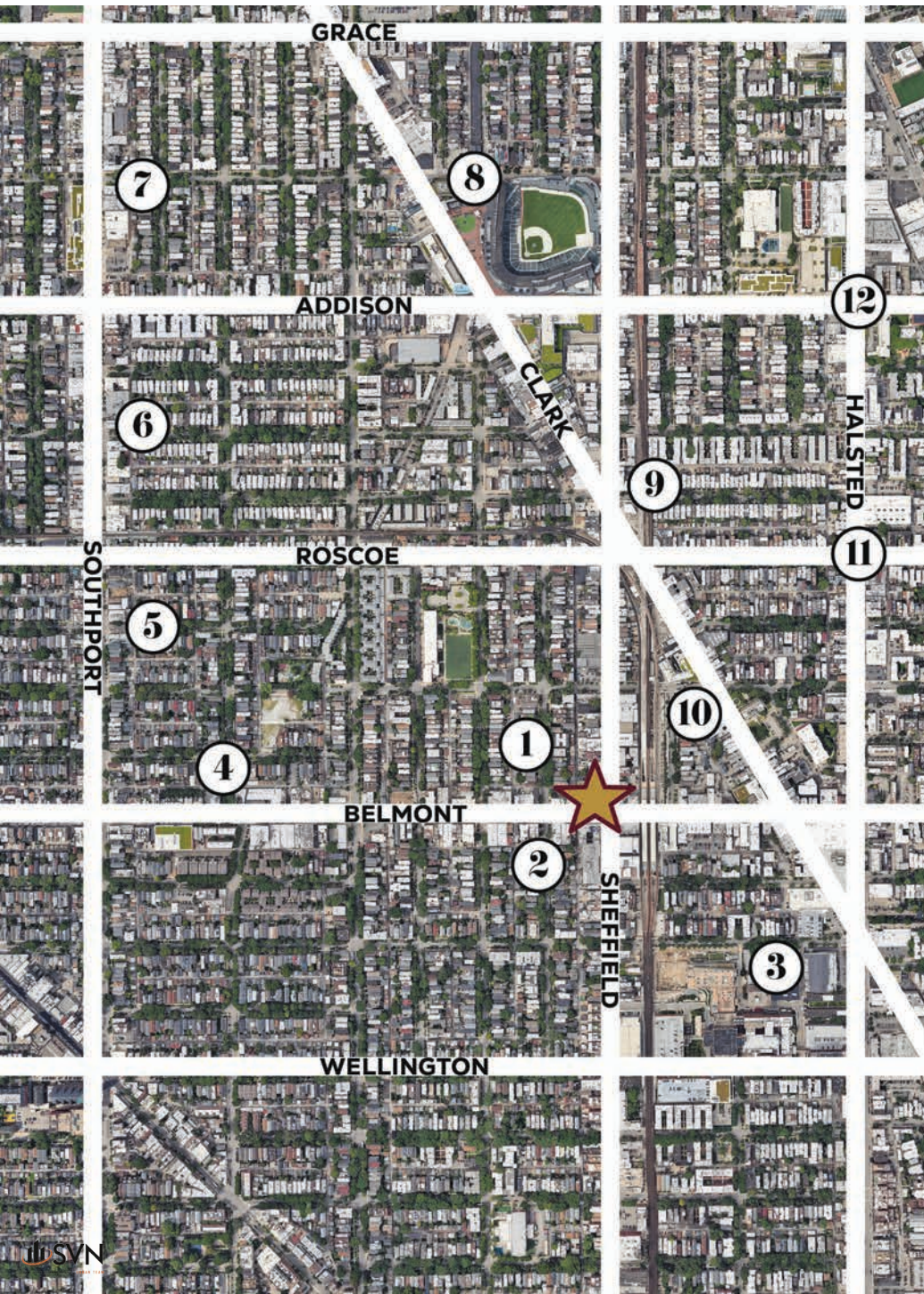
Retail Floor Plan



click for virtual tour



Area Drivers



Market Overview



Sub-Market Description

Chicago's Lakeview neighborhood is one of the North Side's most established and sought-after mixed-use markets, combining a dense residential population with thriving retail, dining, and entertainment corridors. The neighborhood encompasses distinctive districts including Wrigleyville, Southport Corridor, Lakeview East, and Northalsted, creating a diverse commercial environment supported by residents and visitors alike. Major destinations including Wrigley Field, the Southport Corridor, Belmont Theater District, and the lakefront generate activity throughout the neighborhood, while Clark Street, Broadway, Belmont Avenue, and Southport Avenue serve as prominent commercial corridors.

Exceptional connectivity further strengthens Lakeview's long-term investment appeal, with CTA Red, Brown, and Purple Line service providing convenient access to Downtown and neighborhoods throughout Chicago. Its walkability, proximity to Lake Michigan and the Lakefront Trail, extensive dining and entertainment offerings, and established neighborhood amenities continue to support strong residential demand and a built-in customer base for local businesses. For mixed-use investors, Lakeview offers a compelling combination of residential stability, commercial visibility, and enduring neighborhood demand in one of Chicago's most recognizable North Side submarkets.



Area Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Population	7,057	26,204	114,021
Average Age	30.0	30.0	31.9
Total Households	3,710	14,011	65,987
People Per Household	1.9	1.9	1.7
Average Household Income	\$209,796	\$216,701	\$190,623
Average Home Value	\$509,956	\$544,801	\$476,831

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