

# 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~~

\$2,495,000 Price  
Improvement



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Information has been deemed from sources believed to be reliable but is not guaranteed and may be withdrawn at anytime.

- 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. |
|-------------------------------|-------------|--------------|
| Western Station (Brown Line)  | 5 min       | .4 mi        |
| Rockwell Station (Brown Line) | 10 min      | 1 mi         |
| Damen Station (Brown Line)    | 14 min      | .8 mi        |
| Montrose Station (Brown Line) | 2 min drive | 1.2 mi       |

**Demographics**

|                 |         |
|-----------------|---------|
|                 | 5 miles |
| 2024 Population | 990,989 |
| Avg. Income     | 113,912 |

**COMMUTER RAIL**

|                    |        |        |
|--------------------|--------|--------|
| Ravenswood Station | 17 min | 1.4 mi |
| Peterson/Ridge     | 6 min  | 2.2 mi |

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