



111 North Wabash Avenue Ste 1801

Chicago, IL

INDUSTRIAL PROPERTY FOR SALE

Discover the ideal setting for your medical practice in this second-generation office space, offering exceptional versatility. Featuring four plumbed and fully equipped operating rooms, this facility is tailored to meet the needs of healthcare providers specializing in orthopedics, dermatology, dentistry, and beyond. The infrastructure boasts robust power and plumbing systems, ensuring seamless adaptation to various medical requirements.

Conveniently located just steps away from Michigan Avenue, Millennium Park, and the lakefront, the Garland Building provides easy access to premier dining, retail establishments, and excellent public transportation. This historic property is meticulously maintained, promising a professional environment that enhances both practitioner efficiency and client comfort.

Sale Price:

\$450,000

Available SF:

1,506 SF

Of Ops:

4

Building Size:

259,000 SF

Lease Term:

N/A

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REAL ESTATE &
PRACTICE ADVISORY

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DEMOGRAPHICS MAP AND REPORT

Population

0.3 MILES

7,256

TOTAL POPULATION

19,410	99,244
0.5 MILES	1 MILE

36

AVERAGE AGE

38	39
0.5 MILES	1 MILE

Households and Income

0.3 MILES

4,345

TOTAL HOUSEHOLDS

12,089	61,246
0.5 MILES	1 MILE

1.7

OF PERSONS PER HH

1.6	1.6
0.5 MILES	1 MILE

0.3 Miles

37

AVERAGE AGE (MALE)

38	39
0.5 MILES	1 MILE

36

AVERAGE AGE (FEMALE)

38	39
0.5 MILES	1 MILE

0.3 Miles

\$214,696

AVERAGE HH INCOME

\$202,601	\$182,196
0.5 MILES	1 MILE

\$710,905

AVERAGE HOUSE VALUE

\$731,319	\$673,986
0.5 MILES	1 MILE

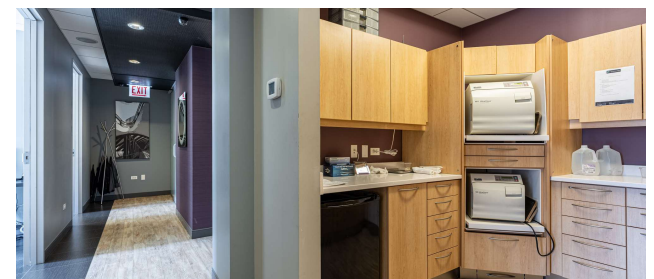
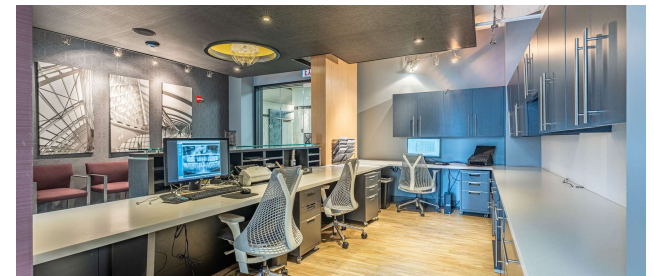
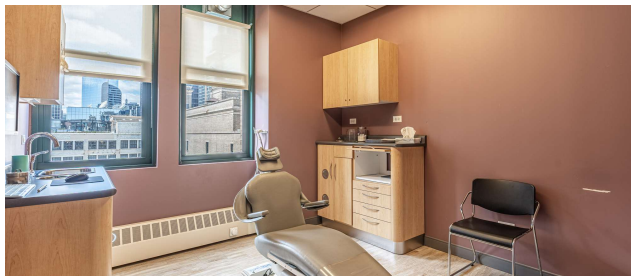
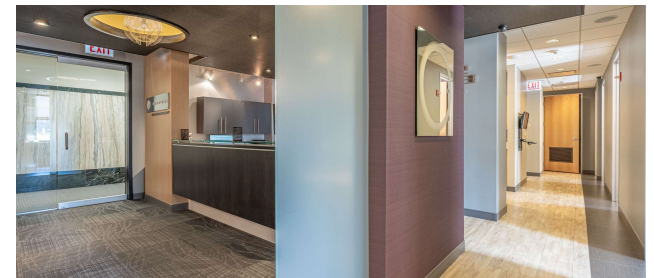
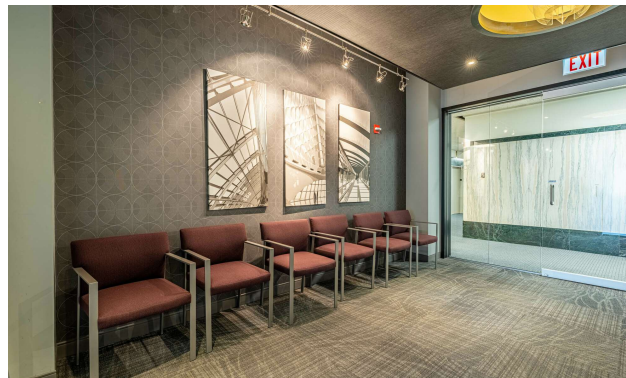
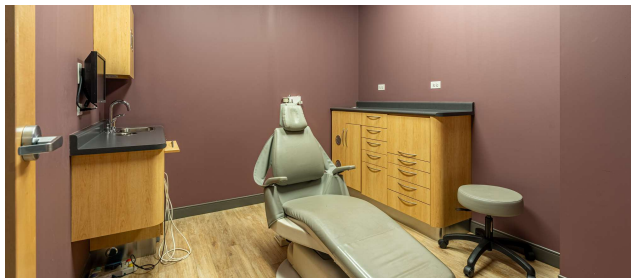
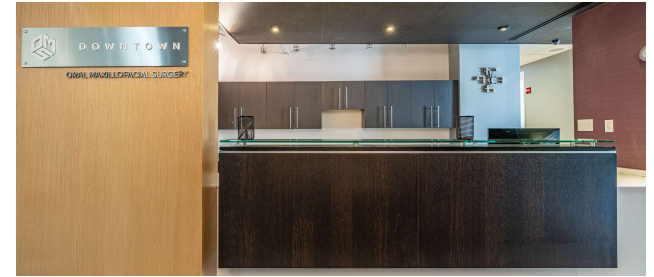
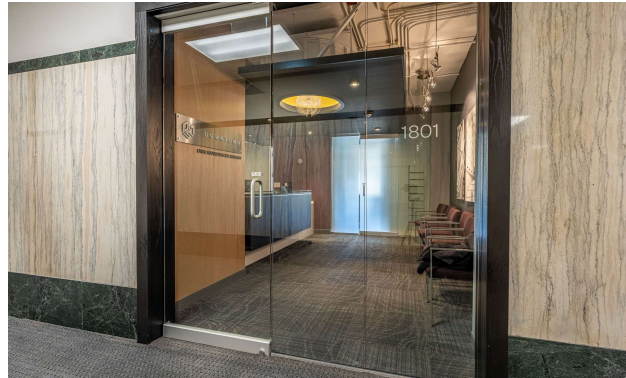
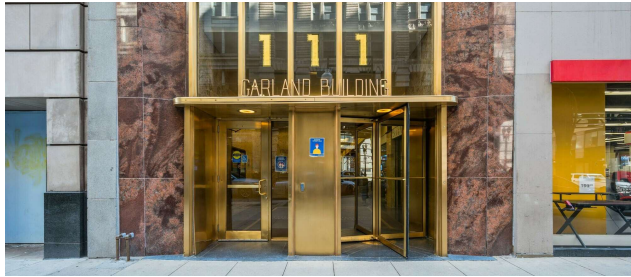
** Demographic data derived from 2020 ACS - US Census*

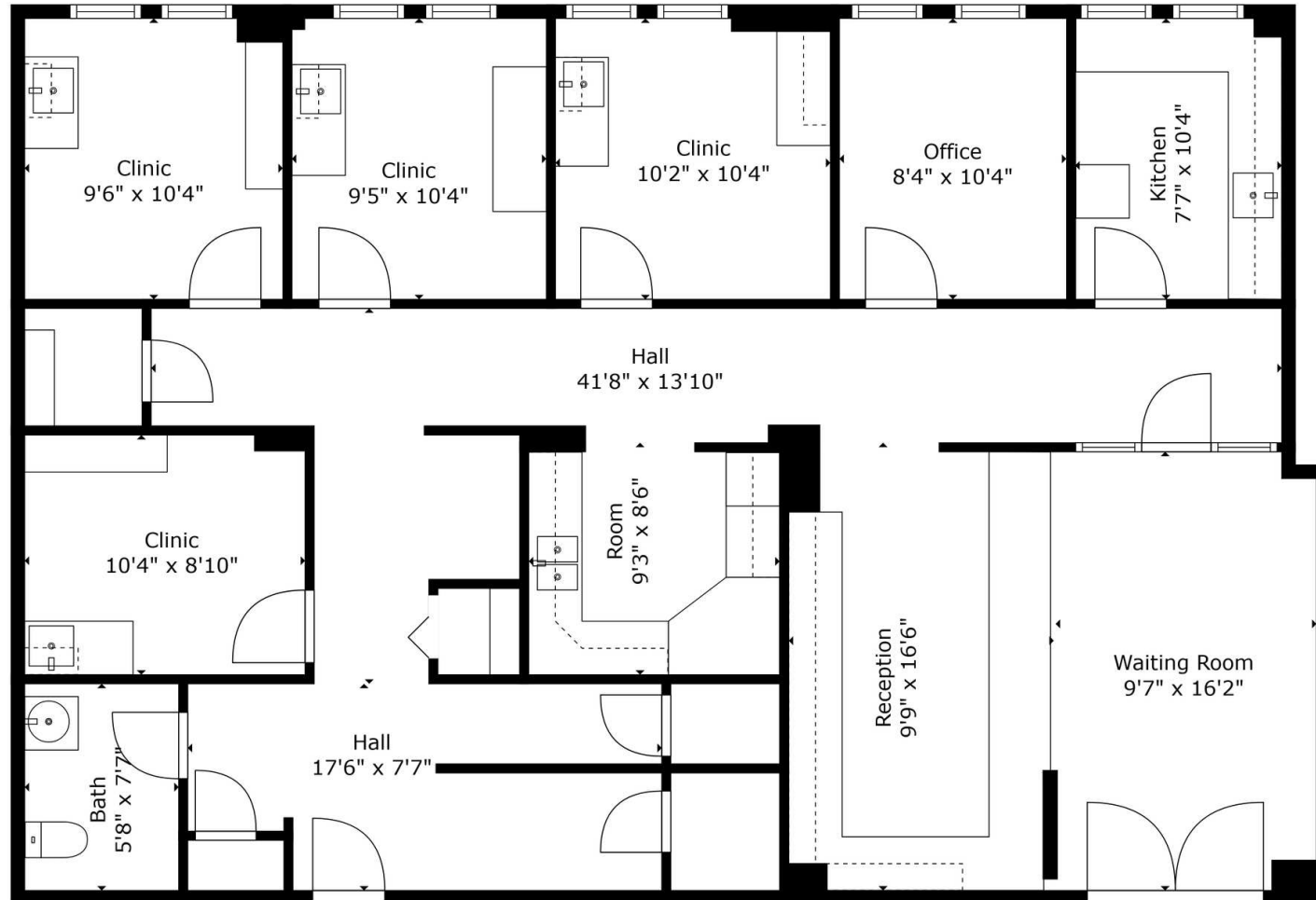


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ADDITIONAL PHOTOS





TOTAL: 1506 sq. ft
FLOOR 1: 1506 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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RETAILER MAP

