



JAMESON.

OFFERING
MEMORANDUM

4361 N. LINCOLN AVENUE

CHICAGO, IL

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EXECUTIVE SUMMARY

Jameson Commercial is pleased to present Unit 5/Office Condominium of 4361 North Lincoln Avenue (alt. address: 2139 West Montrose Avenue), a historic property featuring four residential apartments and one commercial unit. It is located in the vibrant North Center Neighborhood among a variety of restaurants, Welles Park, and the Sulzer Regional Library. This self-managed, three-story building dates back to 1905 and underwent renovation in 2010. Positioned to wrap around the adjacent corner building, it boasts dual frontages on Lincoln and Montrose Avenues, enhancing its visibility and accessibility.

SALE PRICE: \$399,000
PREMISES: UNIT 5, FIRST FLOOR
APPROX. AREA: 1,922 SF
2024 ASSESSMENTS: \$22.68/MO
RE TAXES: \$1,600.82/MO (2023)
PIN: 14-18-305-036-1005

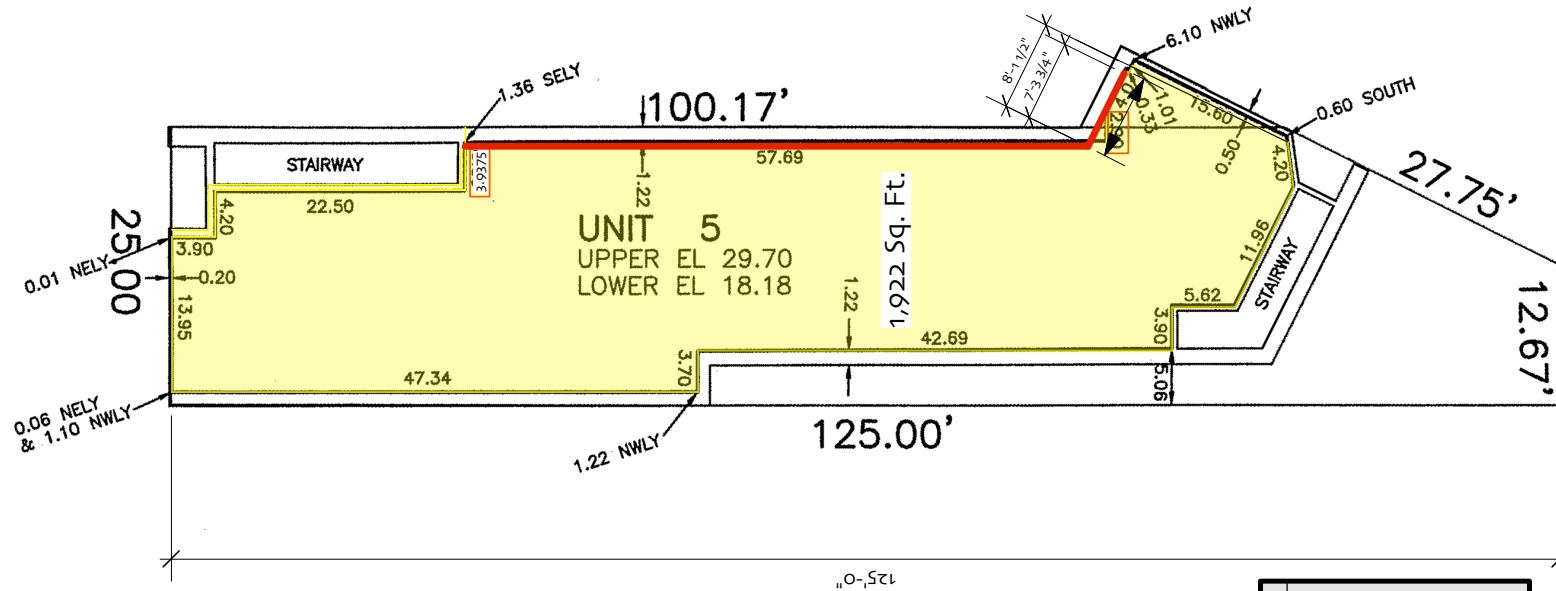


PROPERTY HIGHLIGHTS

DEMISED AREA: 1,922 SF YEAR BUILT:1905 (RENOVATED 2010)
STORAGE: BASEMENT HVAC: DEDICATED
STORIES: 3 FF&E: SUBJECT TO OFFER
USE: ANY LEGAL USE CONSTRUCTION: MASONRY
CEILING HEIGHT: 11.8' FRONTAGE: 25' ON LINCOLN, 23' ON MONTROSE
ZONING: BI-2 IMPROVEMENTS: RECEPTION, 6 TREATMENTS ROOMS,
OFFICE & LAUNDRY

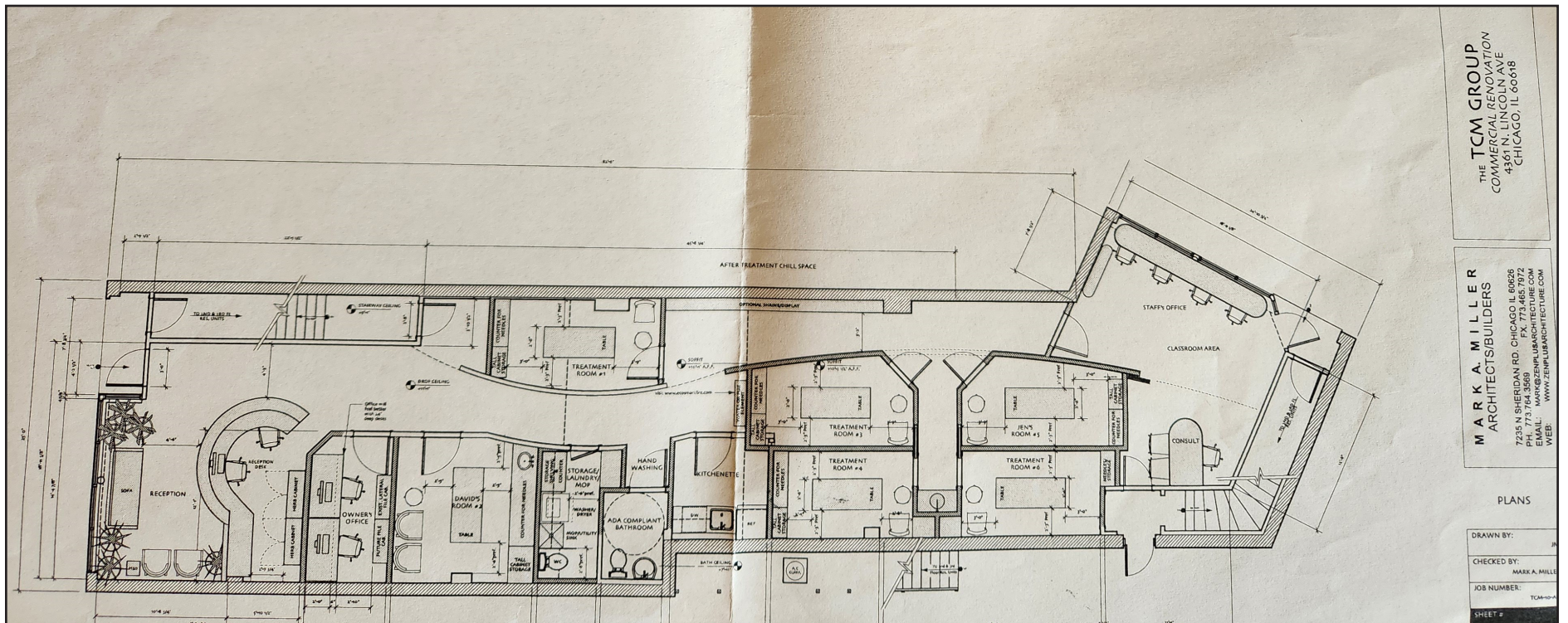


UNIT 5 FLOOR PLAN



4361 N. Lincoln - Ground Level
 Tenant Square Footage Area
 1,922 Demised Square Feet
 Scale: 1/16" = 1'-0"
 Updated 08/30/24
 Mark A. Miller - Architect
 www.markmillerarchitecture.com
 773-764-1111

ARCHITECTURAL PLAN



THE TCM GROUP
 COMMERCIAL RENOVATION
 4501 LINCOLN AVE
 CHICAGO, IL 60618

MARK A. MILLER
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PLANS

DRAWN BY:
 CHECKED BY: MARK A. MILLER
 JOB NUMBER: TCM-10-A
 SHEET #

FURNITURE, FIXTURES & EQUIPMENT

JULY 24, 2024

	FURNITURE	FIXTURES	OFFICE SUPPLIES	ART WORK
WAITING ROOM	2 Office Chairs 1 Couch 1 Bench 1 Rolling stool 1 Bookshelf 2 Side tables 1 Black plant shelf 2 Small black chairs 1 Large red cabinet	1 Standing lamp 2 Filing cabinets	All office supplies	1 Large gold-framed painting 1 Water photo on canvas 1 Abstract with various animals 6 Small statues 1 Small metal cup with crane on it
RECEPTION	2 Desks 1 Plastic storage shelf 1 Filing cabinet 1 Metal shelving unit	2 Poster boards	2 Lamps 1 Portable heater	1 Small photo in silver frame 1 Silk hanging 1 Abstract painting
TREATMENT ROOM 1	1 Black chair 1 Treatment table 1 Side table (3)	1 Wall shelf (3) 1 Storage shelf (3) 1 Rug 1 Salt rock lamp (3) 1 Music player 1 Bio Matt (2)	None	None
TREATMENT ROOM 2				
TREATMENT ROOM 3	1 Green storage unit 1 Massage table 1 Wall shelf 1 Black chair	None	1 Small lamp 1 Small trash can	None
TREATMENT ROOM 4	1 Blue storage unit 1 Massage table 1 Small black chair	1 Small wall shelf 1 Wheel cart	Pillows 1 Bolster 1 TDP heat lamp	None
TREATMENT ROOM 5	1 Large black chair 1 Massage table 1 Rug 1 Wall shelf 1 Green wheeled supply cart 1 Standing lamp 1 Rolling stool (3) 1 Side table (3)	None	1 TDP heat lamp 2 Rock salt lamps (3) Bolster (3) Wrist pillow (3)	Art work (3)

	FURNITURE	FIXTURES	OFFICE SUPPLIES	ART WORK
TREATMENT ROOM 6	None	None	None	None
REAR ENTRY & LAUNDRY	1 Table 4 Chairs on wheels 1 Large red cabinet 1 Black couch 8 Small black chairs 1 Storage cabinet 2 Metal filing cabinets 1 Laundry bin	1 Washer 1 Dryer	None	None
	FURNITURE	FIXTURES	OFFICE SUPPLIES	OTHER SUPPLIES
KITCHEN	1 Shelving unit	1 Dishwasher 1 Refrigerator 1 Microwave	None	None
	FURNITURE	FIXTURES	ART WORK LOCATION	
CORRIDOR	1 Black storage cabinet 1 Standing lamp	1 Landscape photo 1 Mandala image 1 Silk painting 1 Framed nature photo 1 Small nature photo 1 Medium framed photo 1 Small framed nature photo 1 Long silk painting of birds 1 Tapestry of various animals	Back sink Back hallway Near kitchen Drinking fountains In 2nd bathroom Outside second bathroom In 1st bathroom Outside tx room 1 Near front desk	
	FURNITURE	FIXTURES	OFFICE SUPPLIES	OTHER SUPPLIES
TENANT FF&E, ROOM 1	1 Side table (3) 2 Wall Shelves (3)	TDP heat lamp (3)	All acu supplies (3)	Sheets (3)
	FURNITURE	FIXTURES	OFFICE SUPPLIES	ART WORK
TENANT FF&E, ROOM 5	1 Side table (3) 1 Rolling stool (3)	2 Salt rock lamps (3) 1 Bolster (30)	All acu supplies (3) 1 Wrist Pillow (3)	All (3)

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED. INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS OR CHANGES. BIO MAT IS NOT AVAILABLE. (3) TENANT OWNED, NOT AVAILABLE. ART WORK IS NOT AVAILABLE.









4361 N Lincoln Avenue

SITE

TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	WALK	DISTANCE
Montrose Station (Brown Line)	9 min	0.5 mi
Western Station (Brown Line)	9 min	0.5 mi
Damen Station (Brown Line)	12 min	0.6 mi
Irving Park Station (Brown, Purple, Red Lines)	14 min	0.7 mi

COMMUTER RAIL	DRIVE	DISTANCE
Ravenswood Station Station Commuter Rail <i>(Union Pacific North Line)</i>	2 min	1.0 mi
Irving Park Station Commuter Rail <i>(Union Pacific Northwest Line)</i>	5 min	3.1 mi

AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	21 min	12.3 mi
Chicago Midway International Airport	27 min	16.4 mi



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