



FOR SALE

3,670 SF COMMERCIAL CONDO

PRICE REDUCTION!

In the Heart of Wicker Park



1720 W NORTH AVENUE

CHICAGO, IL

- 3,670 Gross SF available
- Ideal for physical training, yoga or dance studio
- Ample natural light
- 15' clear height
- Built in 2015
- 2023 Real Estate Taxes: \$36,381
- HOA fees: \$1,999/year (\$166.58/month)
- **SALE PRICE:** **\$825,000** ~~\$975,000~~

CONTACT

Brian Ripp | Commercial Team Leader
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Mobile 773-392-3413
brian@thewilcoxcompany.com

THE WILCOX COMPANY
2157 W. Irving Park Road
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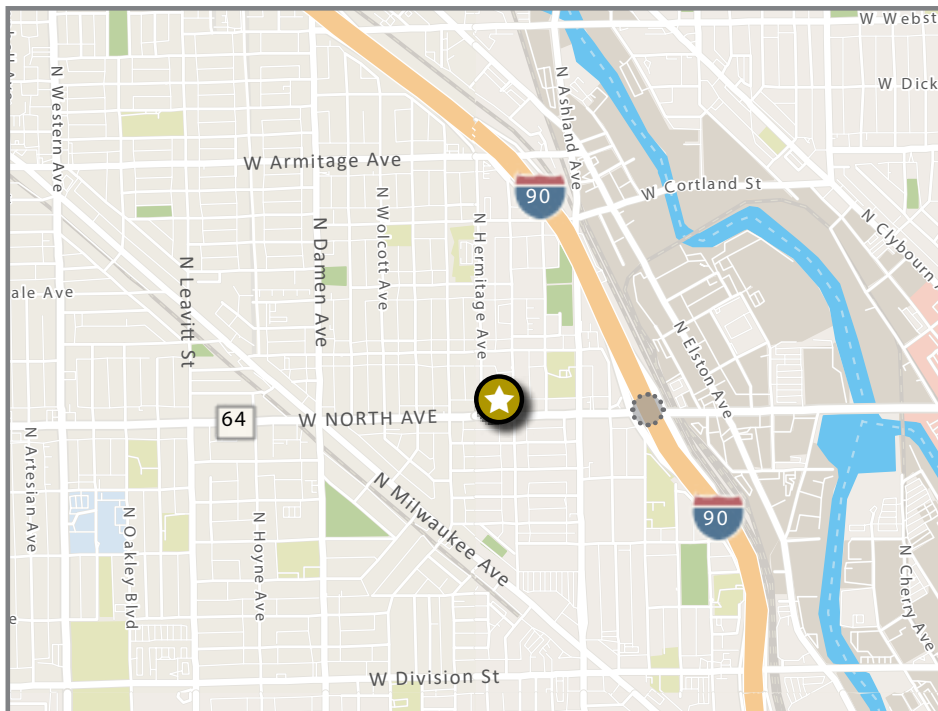
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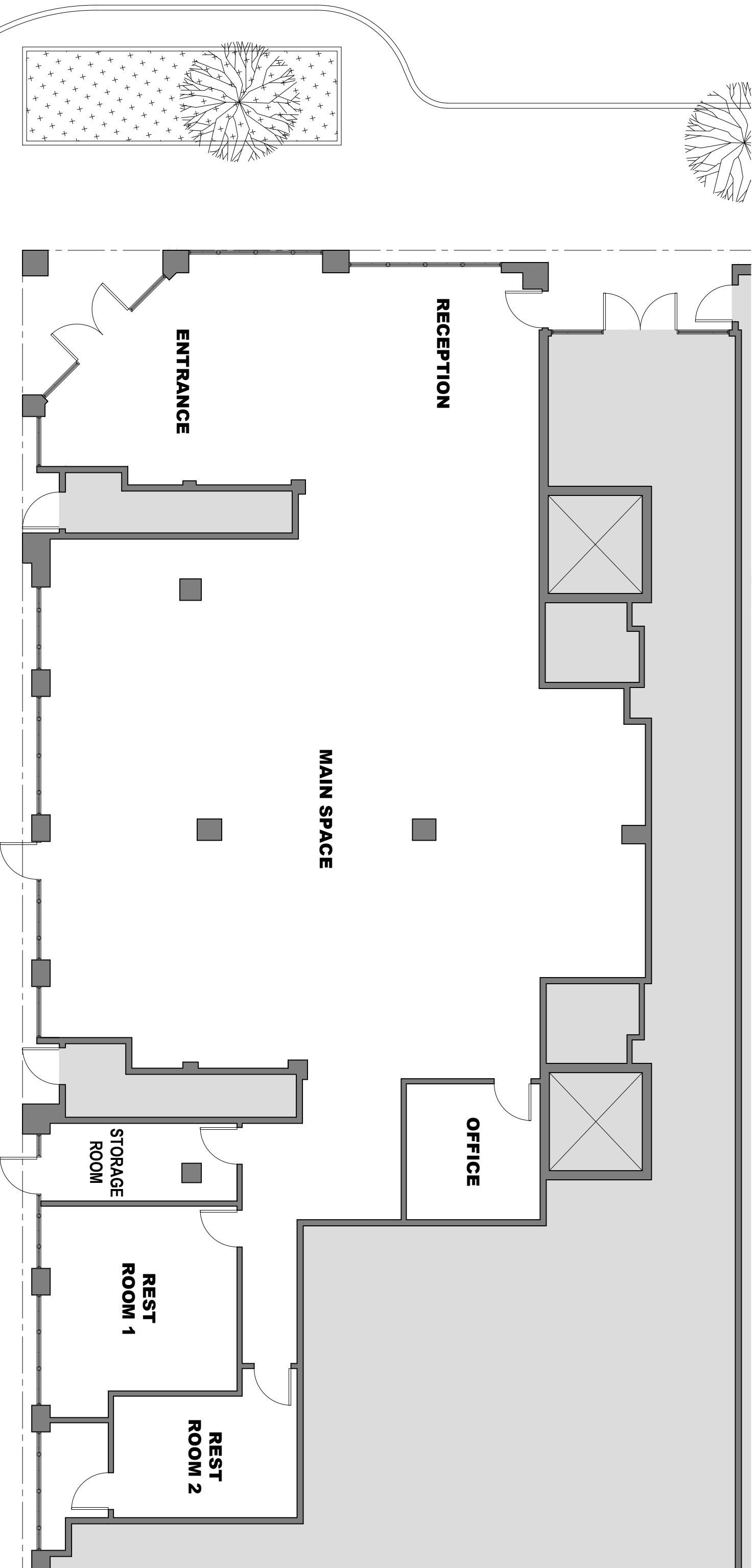
- CI-2 Zoning
- 32nd Ward / Ald. Waguespack
- Located at the NEC of North & Hermitage Avenues
- Four blocks from 4-way Kennedy Expressway interchange at North Avenue
- CTA North Avenue bus #72 stops in front

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N. HERMITAGE AVE.

W. NORTH AVE.

COMMERCIAL SUBDIVISION PROJECT

1720 W. NORTH AVE.--CHICAGO, IL

Rondo Investment LLC (Jonathan Wei)

FLOOR PLAN--EXISTING CONDITIONS

SCALE: 3 / 16 " = 1' - 0 "

FIRST FLOOR

December 13, 2023

REM Architecture
Design Planning Architecture

6324 N. Avers Street
Chicago, IL, 60659

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SHEET NUMBER

EX