



BAIRD & WARNER
REAL ESTATE SERVICES

1950 N. SEDGWICK

OFFERING MEMORANDUM



EXECUTIVE SUMMARY

This impeccably renovated mixed-use, two-tenant commercial building presents a rare opportunity to acquire a premier asset in the heart of south Lincoln Park, just steps from Park West, Lincoln Park Zoo, the lakefront, and the highly desirable Sedgwick and Armitage corridor. This coveted pocket is known for its strong retail fundamentals, affluent demographics, and consistent demand driven by walkability, transit access, and surrounding high-end residential density. The first two levels are occupied by a credit commercial tenant (Baird and Warner) under a corporate-guaranteed lease in place through May 2030, offering long-term, predictable income. The upper levels feature a fully rehabbed three-bedroom, two-bathroom residential duplex spanning the third and fourth floors, providing an additional revenue stream or owner-occupant flexibility. The entire building has been comprehensively remodeled, with high-quality finishes throughout and significant capital improvements, including expansive rear and rooftop decks completed in 2023. Parking in the rear enhances leasing appeal and tenant retention, further strengthening the asset's value profile. This is a true turnkey investment combining durable cash flow, prime location, and modern infrastructure in one of Chicago's most stable and sought-after submarkets.

TAX PIN:

14-33-307-026-0000

2024 TAXES

30,939.77

(5 Year Lease to Baird and Warner,
triple net lease)

RENT

1st and 2nd Floor Commercial

(5 Year Lease to Baird and Warner) \$7500/month Net

*3% annual rent increases

3rd and 4th Floor Residential (Lease ending April 30, 2027 @ \$6500)

Annual Rent: \$168,000

Less residential taxes: 10,104.93

Less residential insurance \$3,995

Net: \$153,900.07

*** Commercial Tenant has one Five-Year option for lease renewal*

**Commercial tenant pays 2/3 of building insurance. 1/3 attributable to residential unit increased in pro forma 3% annually.*



OFFICE SPACE: FLOORS 1-2





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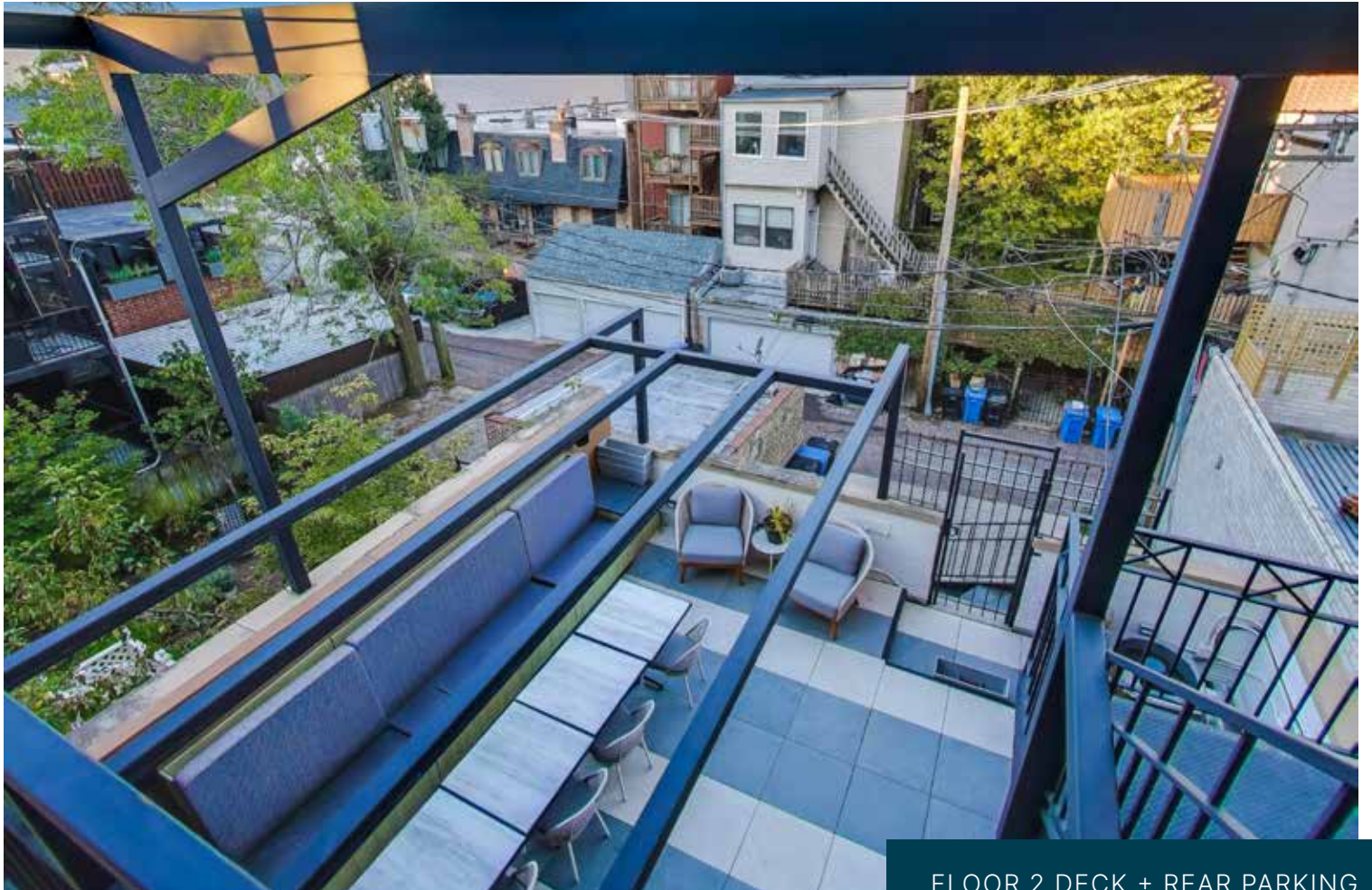
OFFICE SPACE: FLOORS 1-2





FLOOR 2 DECK





FLOOR 2 DECK + REAR PARKING





RESIDENTIAL RENTAL UNIT: FLOORS 3-4





RESIDENTIAL RENTAL UNIT: FLOORS 3-4





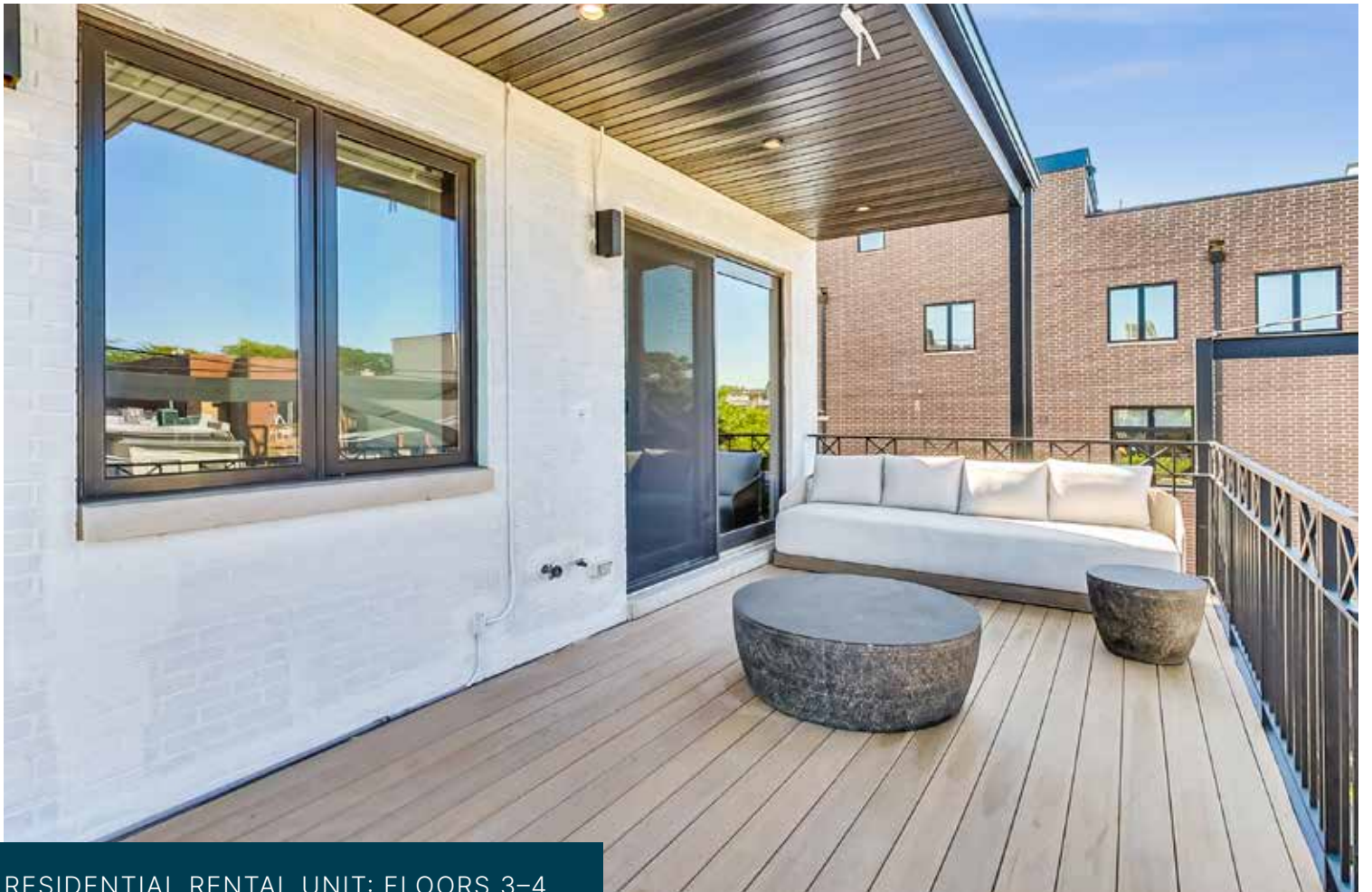
RESIDENTIAL RENTAL UNIT: FLOORS 3-4



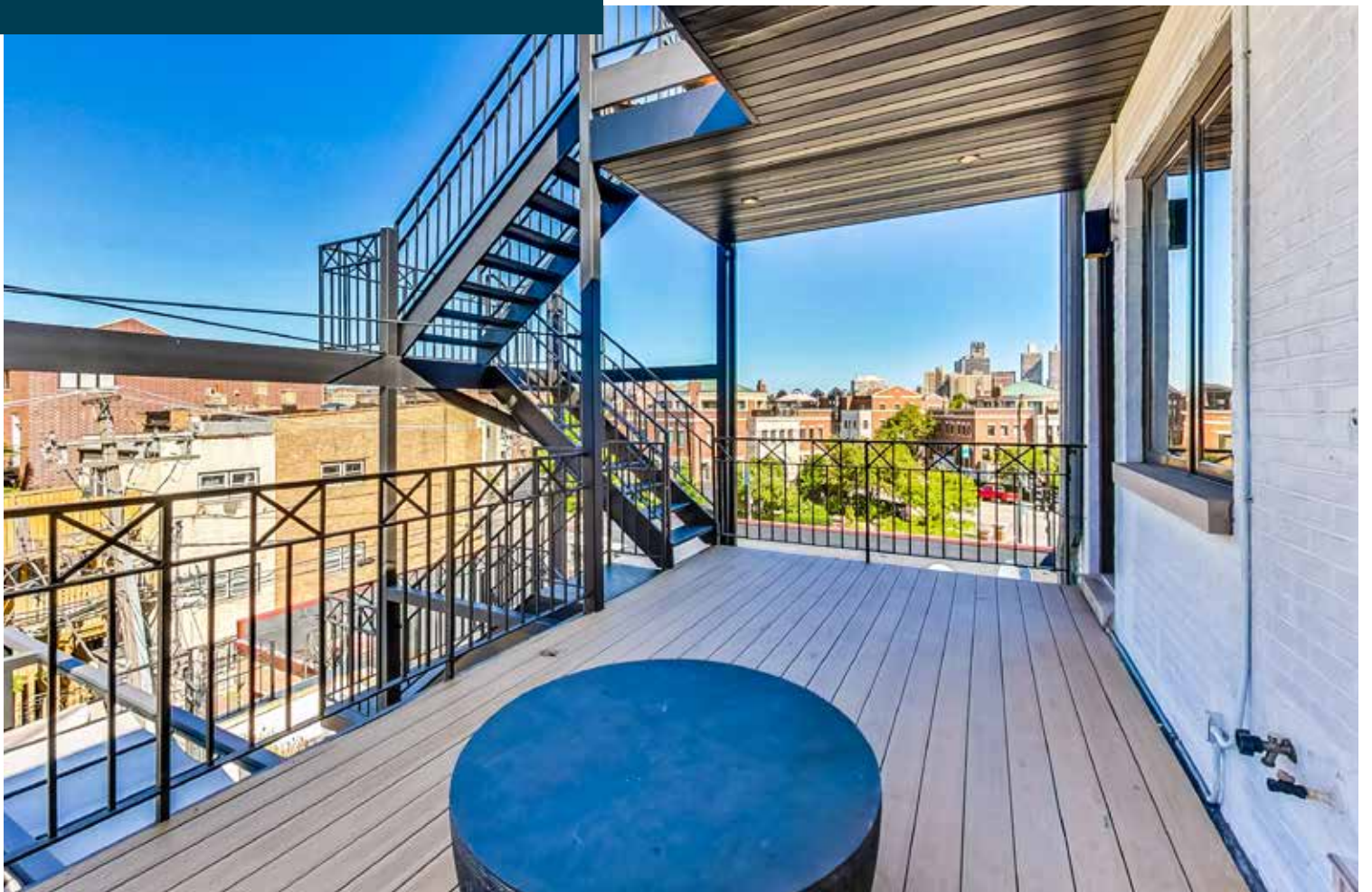


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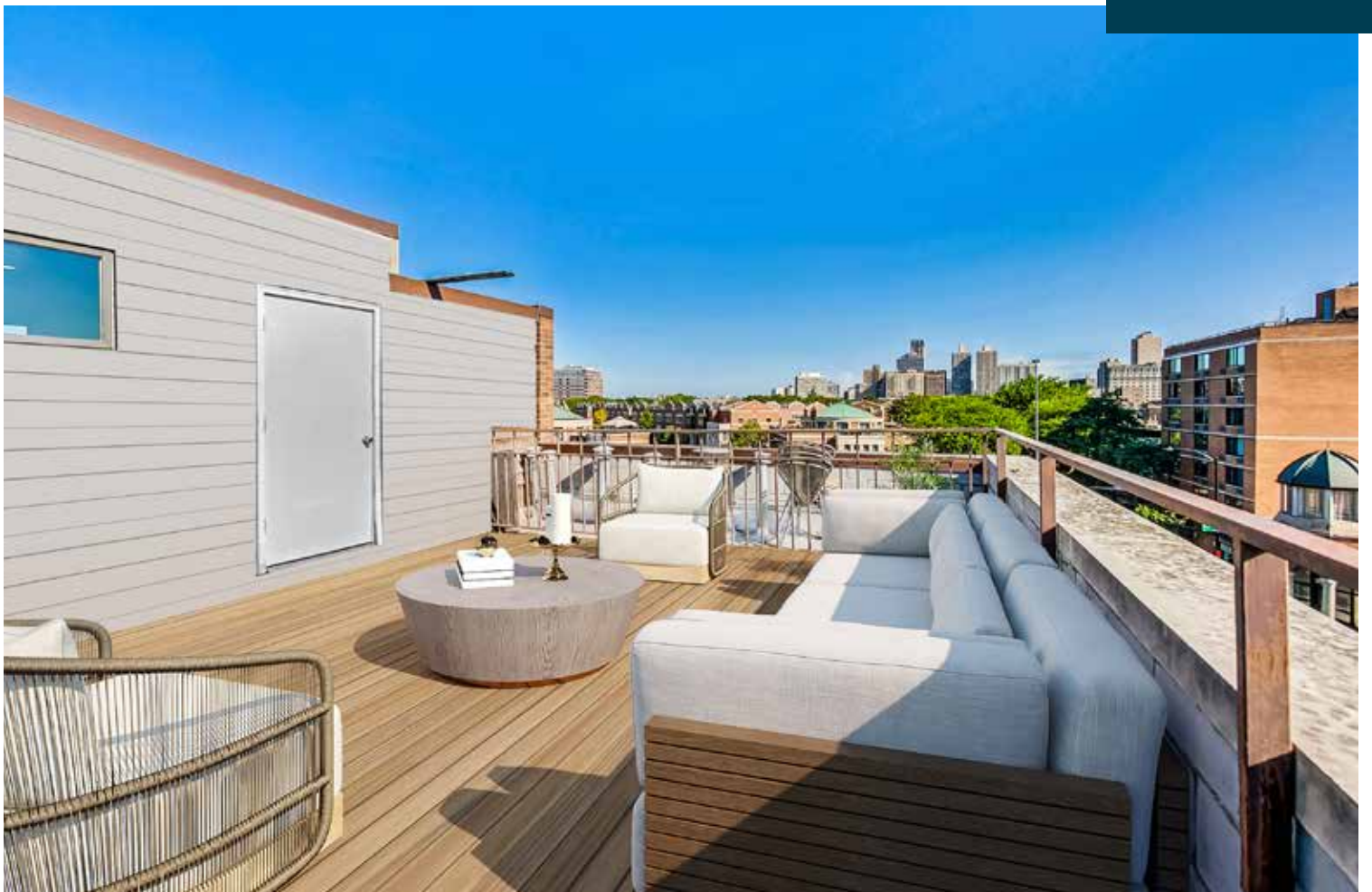


ROOFTOP DECK

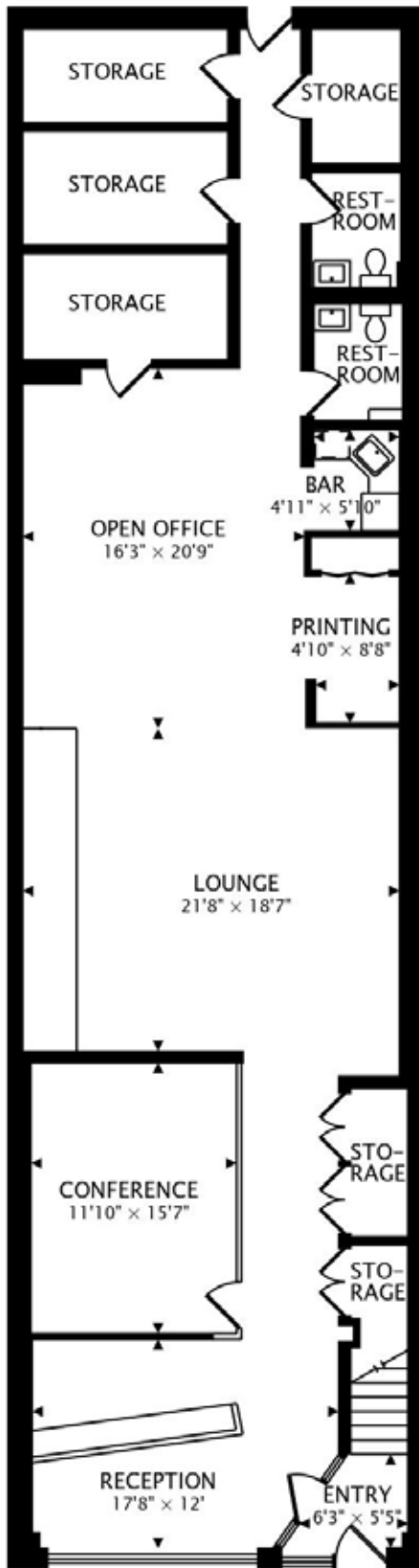




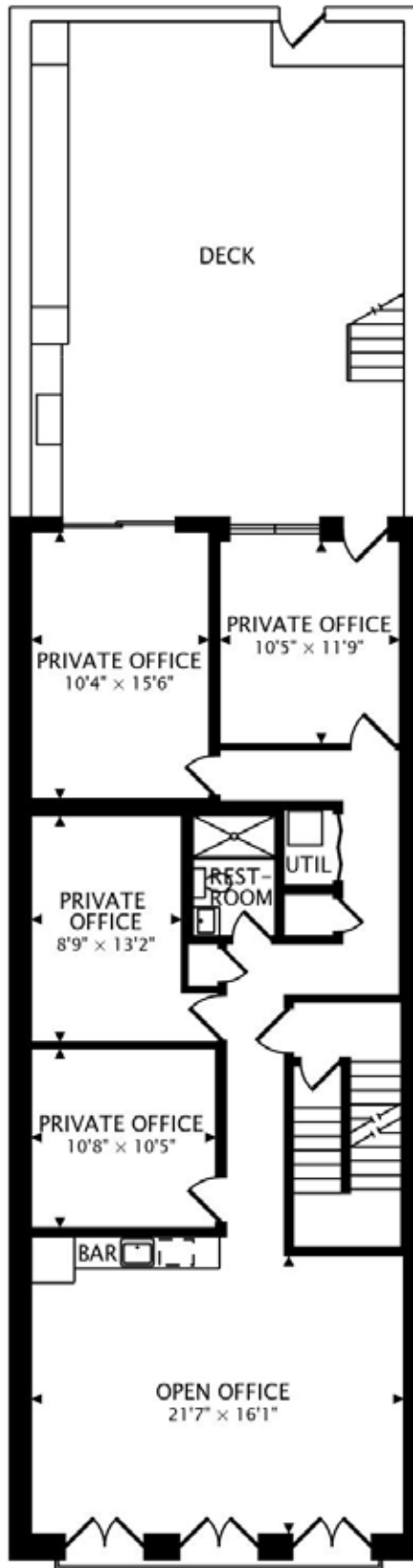
ROOFTOP DECK



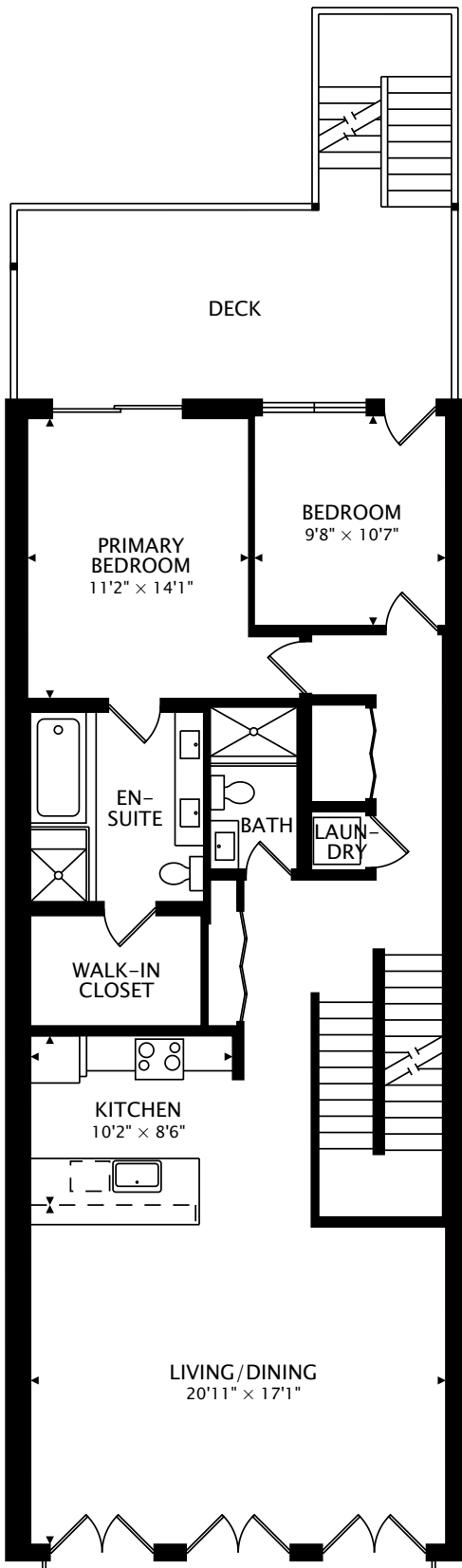
OFFICE SPACE FLOOR PLANS



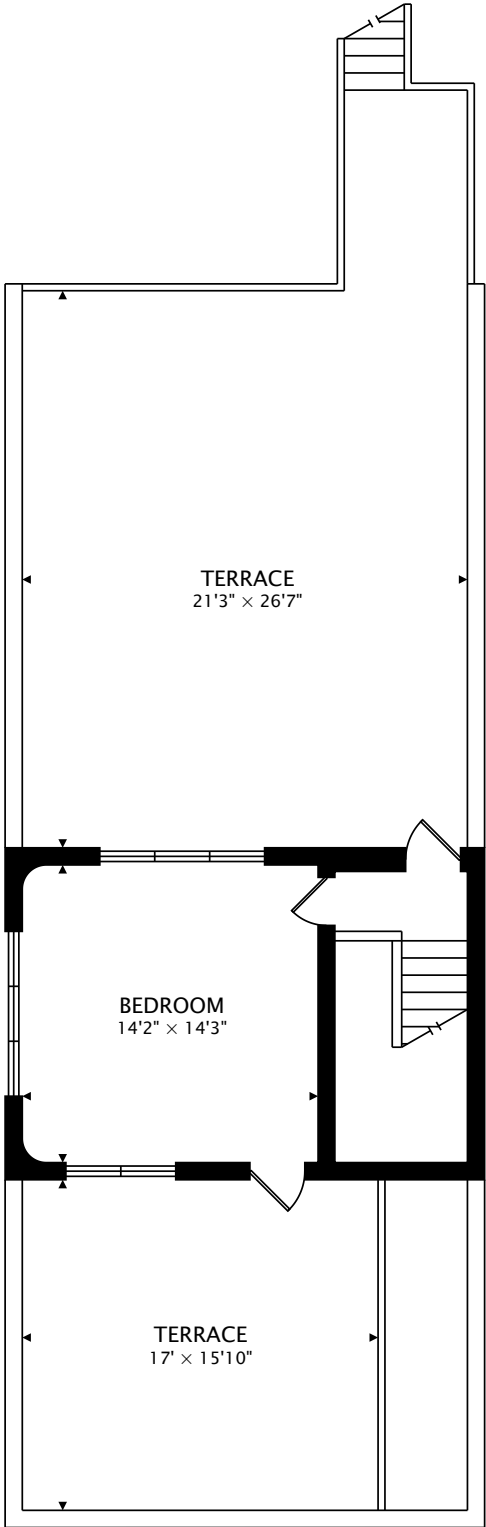
MAIN
2138 sq ft



SECOND
1357 sq ft



MAIN
1345 sq ft



SECOND
282 sq ft + 947 sq ft TERRACE



LINCOLN PARK

Named after the expansive 1,208-acre park that serves as its heart, Lincoln Park combines urban living with access to nature in a way few neighborhoods can.

The area is recognized for its tree-lined streets and a variety of architectural styles, including historic brownstones and modern townhouses. With its proximity to top-rated schools, universities like DePaul, Lincoln Park offers a location that appeals to a wide range of individuals and families looking for a balance of city life and green space.

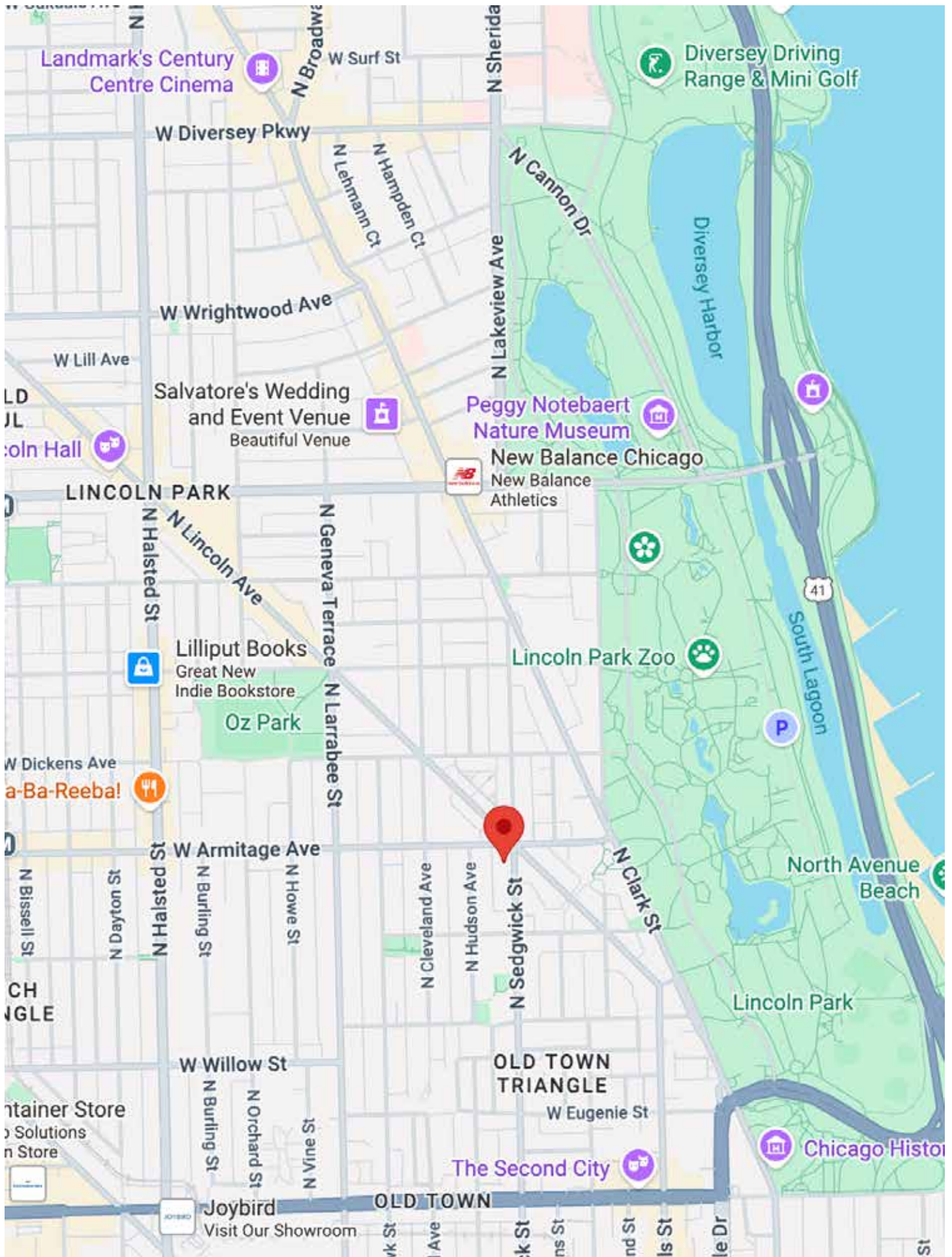
The neighborhood is ideally positioned for outdoor enthusiasts, with easy access to Lake Michigan, nearby beaches, and recreational parks. Lincoln Park itself, one of the largest green spaces in the city, features a zoo, a conservatory, sports fields, tennis courts, and a popular farmers market. These amenities contribute to the neighborhood's blend of urban convenience and natural beauty.

Lincoln Park also has a lively shopping and dining scene. North Clark Street, the neighborhood's main commercial area, is lined with a mix of boutiques, dining options, and specialty stores. A more laid-back vibe can be found along Lincoln Avenue, with independent shops, cafes, and casual dining spots offering a relaxed atmosphere.

The neighborhood is home to several cultural attractions, including the Steppenwolf Theatre Company, the Peggy Notebaert Nature Museum, and the Chicago History Museum. Residents can also enjoy live music at local venues and attend annual events such as the Taste of Lincoln Avenue festival.

For those who need to commute, Lincoln Park offers convenient transportation options. Multiple CTA bus routes and stations on the Brown and Red Lines of the 'L' train make it easy to access downtown and other parts of the city. Lakeshore Drive runs along the eastern edge of the neighborhood, providing direct access to the city's major expressways.

In summary, Lincoln Park provides an ideal mix of outdoor space, cultural amenities, and convenient city living.



A CENTRAL LOCATION

1950 N. Sedgwick is located in easy distance to enjoy of the best of both Lincoln Park and Old Town. Award-winning restaurants are a short stroll away, alongside long-time neighborhood favorites.

POPULAR NEARBY RESTAURANTS

Summer House Santa Monica
Cafe Ba-Ba-Reeba!
Armitage Alehouse
Blue Door Farm Stand
Gemini
DeNucci's
Willow Room
Alinea
Boka
Orso's Restaurant
Topo Gigio Ristorante
Twin Anchors
Kamehachi
Old Jerusalem
J9 Wine Bar
Ramen-San
Athenian Room
Trattoria Gianni

TOP COFFEE SHOPS

North Buena Deli
La Columbe
Elaine's Coffee Call

CONTACT



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