



# For Sale or Lease

## Buena Park Retail/Commercial Condos

4138-4142 N. SHERIDAN RD, CHICAGO, IL 60613

**PRESENTED BY:**

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## PROPERTY SUMMARY

### BUENA PARK RETAIL/COMMERCIAL CONDOS

4138-4142 N. SHERIDAN RD  
CHICAGO, IL 60613

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$960,000
<b>LEASE RATE:</b>	\$20.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	4,320 SF
<b>AVAILABLE SF:</b>	900 - 1,920 SF
<b>LOT SIZE:</b>	0.44 Acres
<b>PRICE / SF:</b>	\$222.22

## PROPERTY SUMMARY

SVN Chicago is proud to offer for sale an approx. 4320 SF/4-unit retail/commercial condo property on Sheridan Road in Chicago's beautiful Buena Park neighborhood. Situated on the ground floor of a 59-unit residential condo building, the property is perfect for an owner-user looking to place their own business in the property, or for an investor looking for passive income. Three of the units are leased out, with one vacant and one on a MTM lease. The unit pricing and approximate sq. footage is as follows:

C1: 1,020 SF List Price: \$229,500; C2: 900 SF List Price: \$205,000; C3: 900 SF List Price: \$205,000; C4: 1,500 SF List Price: \$339,500; C1-C4: 4320 SF - List Price: \$960,500. There is existing income from three of the four units in-place. The vacant +/- 1020 SF space along with the adjacent 900 SF space are also available for lease at \$20/sf NNN





## PROPERTY HIGHLIGHTS

- 4,320 SF Ground Floor Commercial Condos For Lease or Sale
- Four individual units measuring ±1,020, 900, 900, and 1500 SF
- Units may be purchased individually or as a whole
- Existing income from three of the four units
- Entire property available for \$960,000
- Individual unit pricing is \$229,500 (C1), \$205,000 (C2), \$205,000 (C3), and \$339,500 (C4)
- Units C1 & C2 are also available for lease at \$20/SF NNN



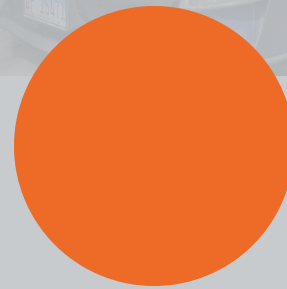
- 4,320 SF Ground Floor Commercial Condos For Sale/Lease



**Four Commercial  
Condos**



**For Sale or Lease**



**Great For  
Owner/User or  
Investor**

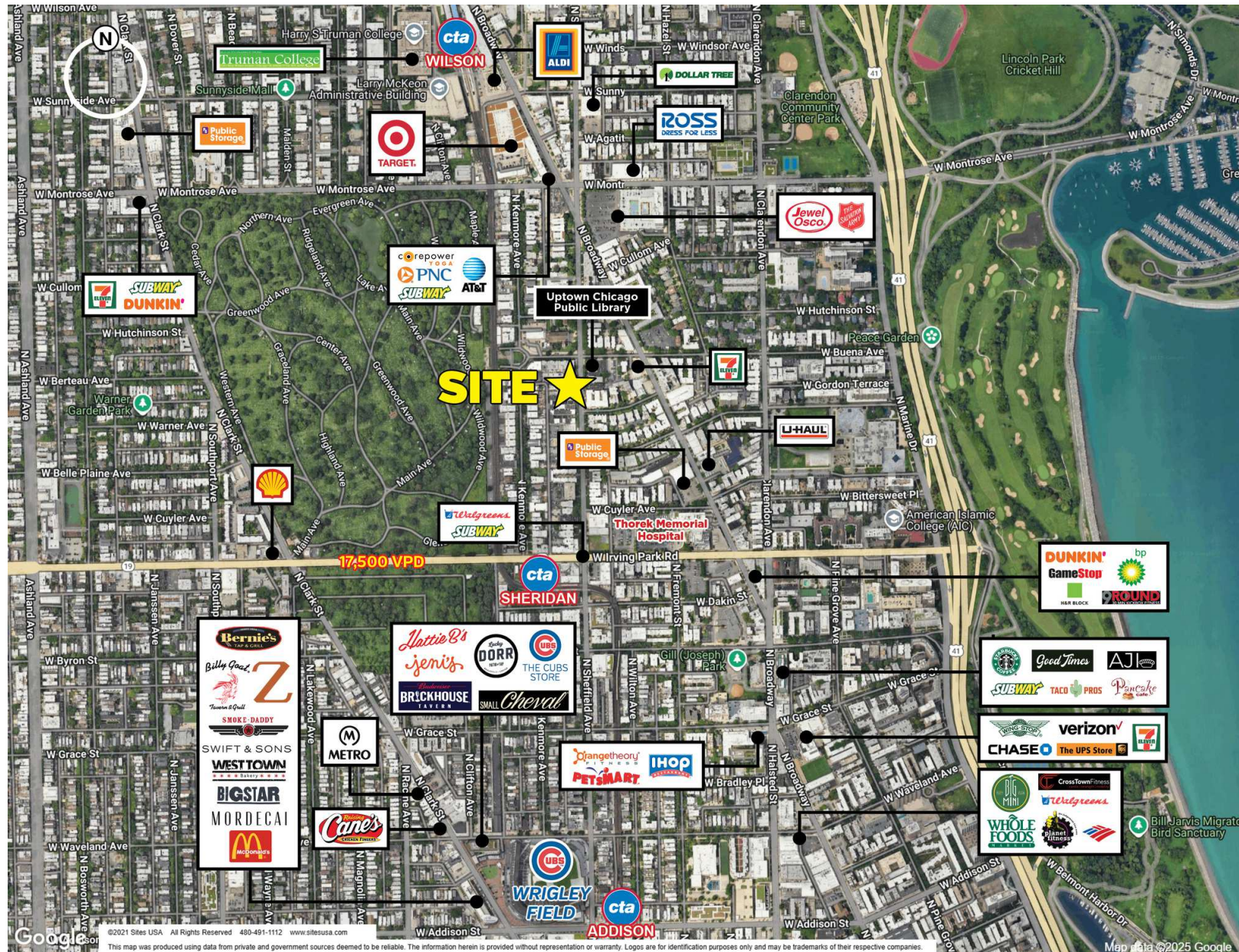


## LOCATION DESCRIPTION

Buena Park is a historic Chicago neighbourhood located within the larger Uptown Area. Bound by Irving Park Road to the south, Montrose Avenue to the north, Lake Michigan to the east, and Graceland Cemetery to the west. Known for its tree-lined streets, Victorian-era homes, and proximity to Montrose Harbor and the lakefront trail, Buena Park offers a blend of historic charm, urban amenities, and a vibrant environment for any business to take advantage of. The property benefits from its immediate proximity to the Chicago Public Library and St. Mary of the Lake Catholic Church across the street, as well as the Sheridan Red Line CTA station just a few blocks to the south. It is also walking distance to Wrigley Field, and many restaurants and eateries, including Target, Ross, & Jewel-Osco, to name a few.

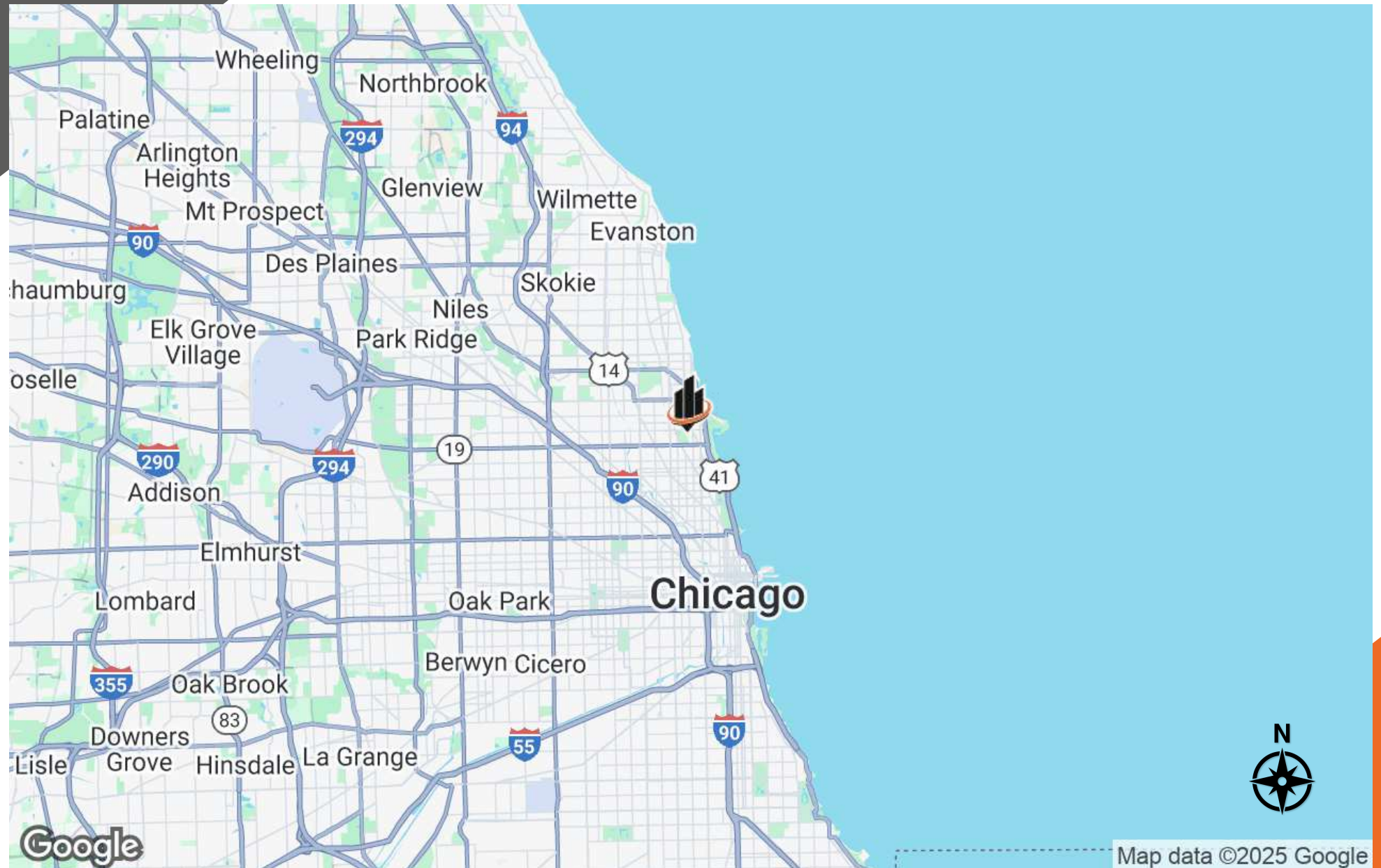


# AREA RETAIL/ATTRACTION AERIAL



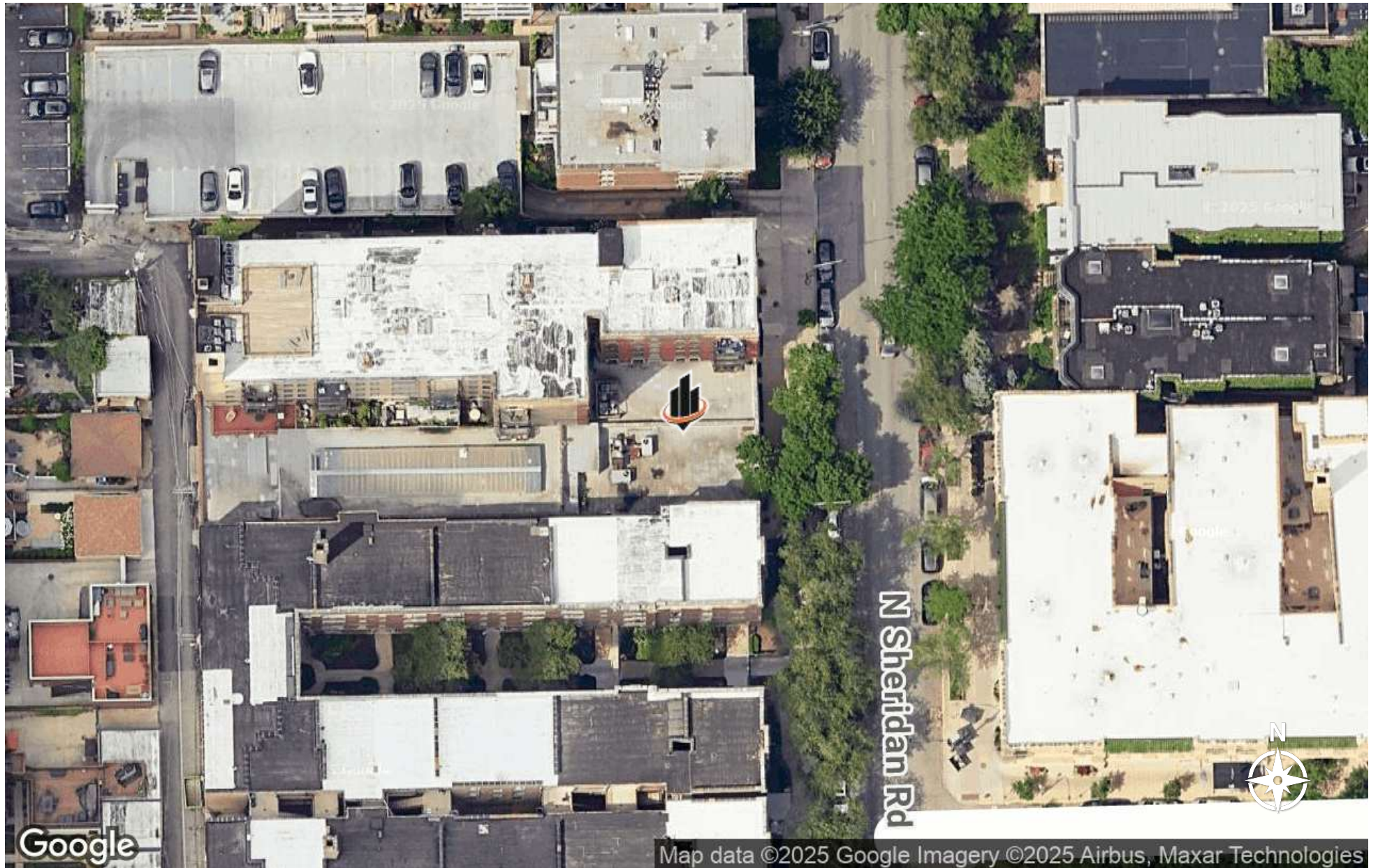


## REGIONAL MAP





# AERIAL MAP



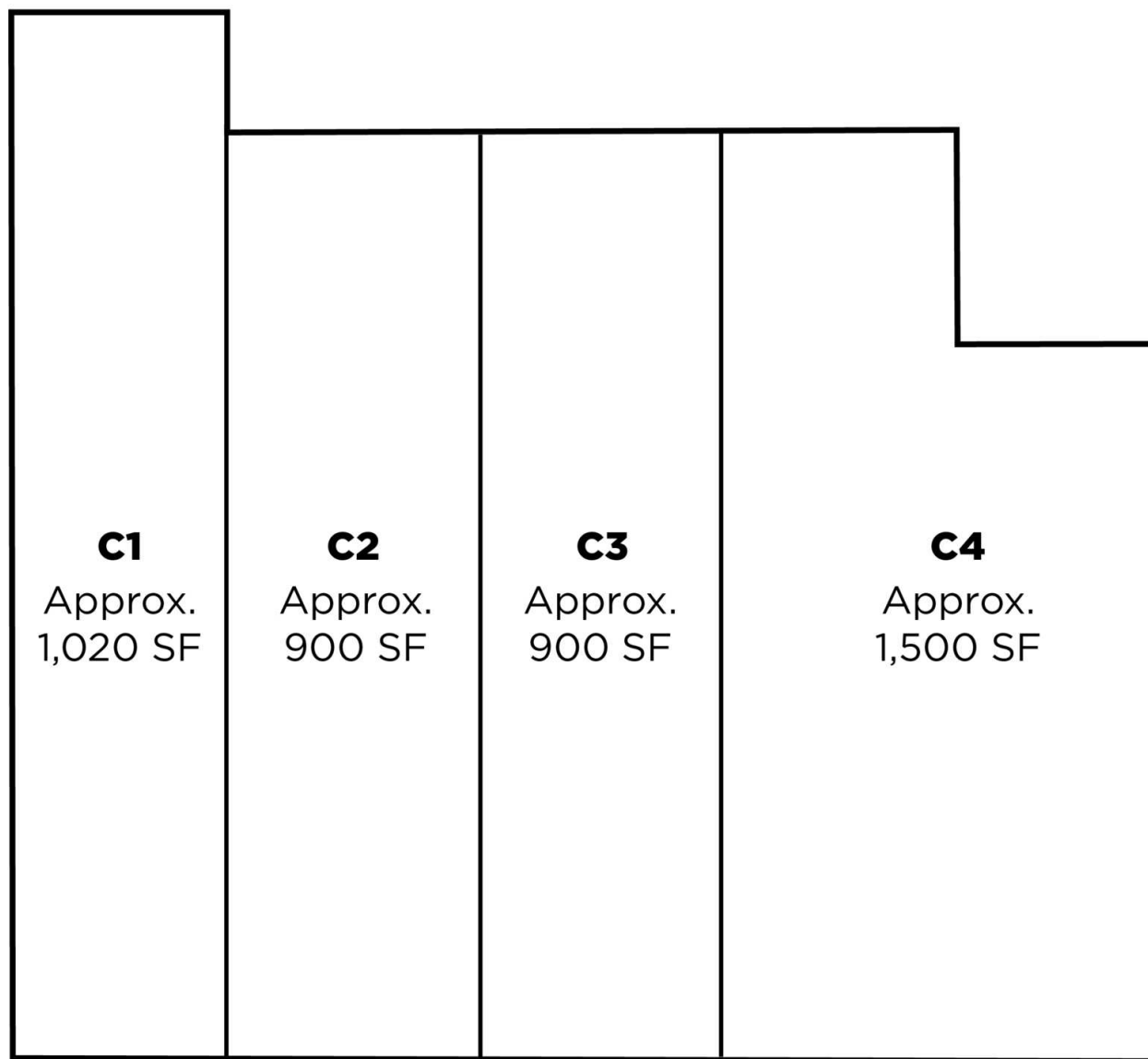
## FINANCIAL INFO BY UNIT

### Individual Unit Tax, Income and Assessment Information (2025)

Unit	Approx. Sq. Ft.	Condo %	Monthly Assessment	RE Taxes (2023)	Current Monthly Rent
C1	1020	1.39%	\$341.72	\$5929.38	Vacant
C2	900	1.39%	\$341.72	\$5929.38	\$1550
C3	900	1.39%	\$341.72	\$5929.38	\$2050
C4	1500	2.26%	\$555.60	\$7153.86	\$2266
<b>Totals</b>	<b>4320</b>	<b>6.43%</b>	<b>\$1580.76</b>	<b>\$24,942</b>	<b>\$5866</b>



## FLOOR PLAN







It turns out, you don't have any Site Plans!  
(be sure to tag an image "Site Plan" in the [Media Tab](#))

LEASE INFORMATION

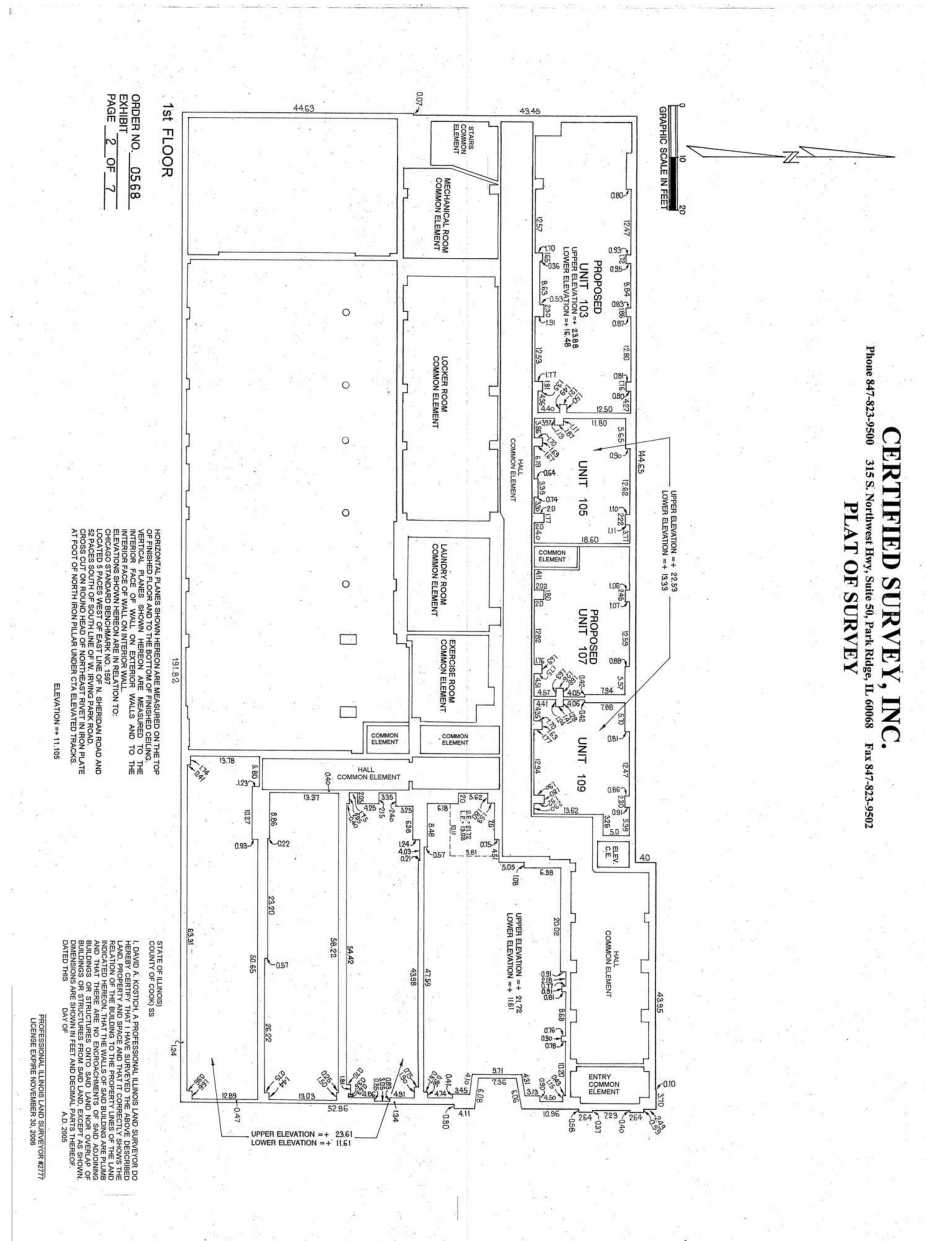
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	900 - 1,920 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
C1	1,020 - 1,920 SF	NNN	\$20.00 SF/yr	±1,020 SF End-Cap Space. Can be combined with adjacent space to total ±1,920 SF.
C2	900 - 1,920 SF	NNN	\$20.00 SF/yr	±900 SF space with existing salon infrastructure. Can be combined with adjacent space to total ±1,920 SF.



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## EXTERIOR PHOTOS



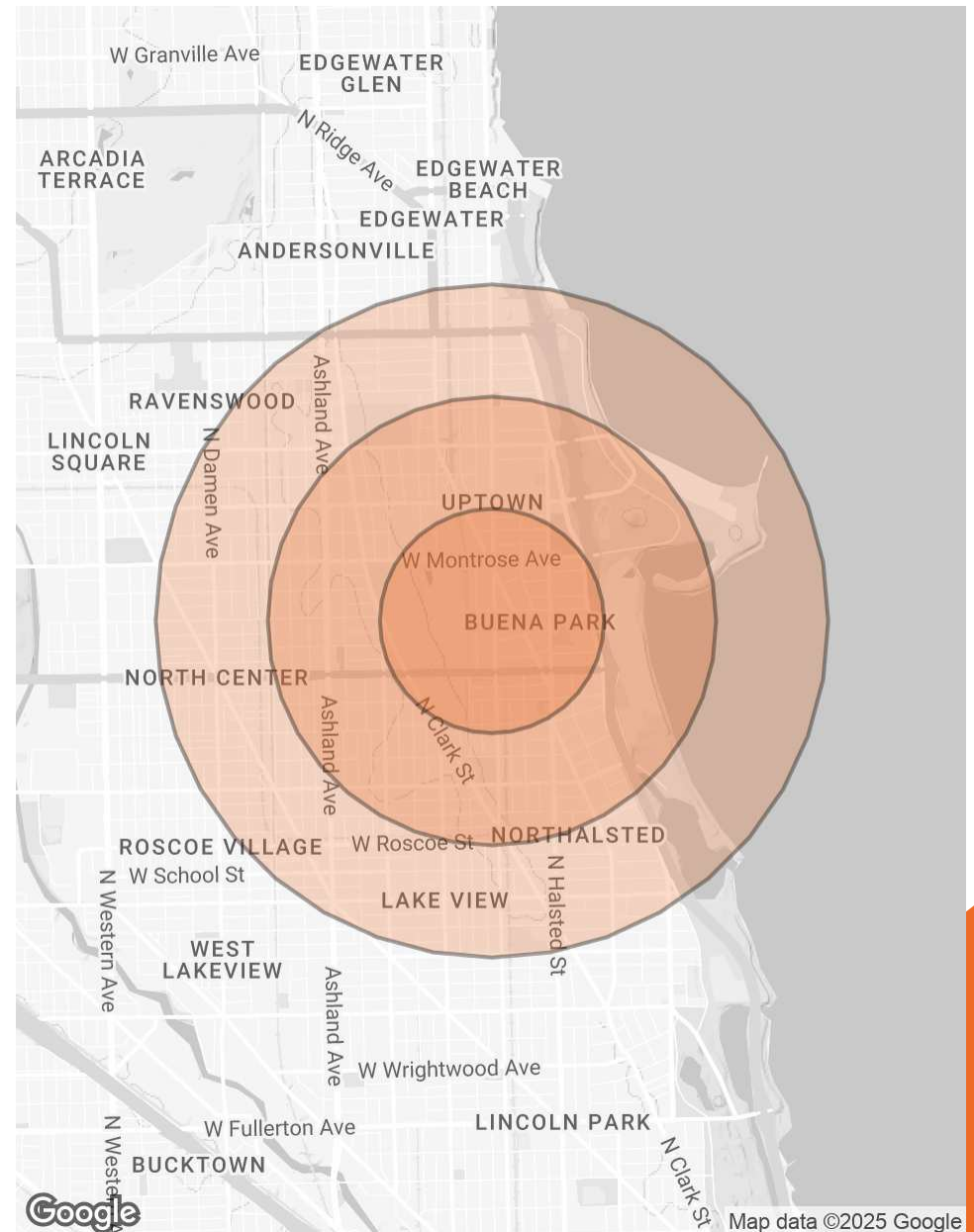
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	25,096	79,120	156,871
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	40	39	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	14,962	44,463	88,450
# OF PERSONS PER HH	1.7	1.8	1.8
AVERAGE HH INCOME	\$110,836	\$123,238	\$132,751
AVERAGE HOUSE VALUE	\$456,088	\$557,457	\$618,686

Demographics data derived from AlphaMap





## DISCLAIMER

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# Collective Strength, Accelerated Growth

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