



**705 W. Belden Ave. Chicago, IL 60614**

**AVAILABLE NOW!!!**

- RETAIL SPACE
- ± 675-2,200 S.F.
- B3-3 ZONING
- SIDEWALK PATIO
- LEASE: NET
- AVAILABLE T.I. ALLOWANCE
- TERM: 5+ YEARS
- RATE: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, ± 675-2,200 square feet of retail (storefront) space, which is currently built out as a small bakery. The space has a cafe area with a retail counter, production area with ample power and sinks, and one bathroom. The space is turn-key for small bakeries or dessert shops, or ideal for many other retail uses.

LOW TAXES	SIGNAGE	LINCOLN PARK
NEW HVAC	GOOD FOOT TRAFFIC	DEPAUL U. CAMPUS
TURN-KEY SPACE	DEEP SIDEWALK	NEAR PUBLIC TRANSPORTATION

**VIEW OUR WEBSITE AT:**

<http://www.lichterrealty.com>

4024 W. IRVING PARK RD. CHICAGO, IL 60641

O: 773.463.0501 – F: 773.463.0519

WWW.LICHTERREALTY.COM



LICHTER