

FOR SALE OR LEASE: UNIQUE 2,800 SF COMMERCIAL BUILDING WITH 22.5' CEILING IN WICKER PARK



Size:	2,800 SF Building on 3,125 SF Lot
Sale Price:	\$849,000 \$825,000
Lease Price:	\$40 PSF, NNN
Taxes (2022):	\$20,477
Zoning:	B3-1
Ceiling Height:	22.5'
Lot Size:	25' x 125'

- Great opportunity to lease or own a unique clear-span building with 22.5' high ceiling.
- Space has no columns or pillars. Partial basement with 7' ceiling.
- Former location of evilOlive bar/nightclub.
- High visibility and high traffic location, next to Polish Triangle.
- Busy Division CTA Blue Line L-stop and bus stops are located across the street.
- Immediate vicinity features a lively mix of bars, restaurants and well-known retailers.
- Conveniently located 2 blocks away from I-90/94.



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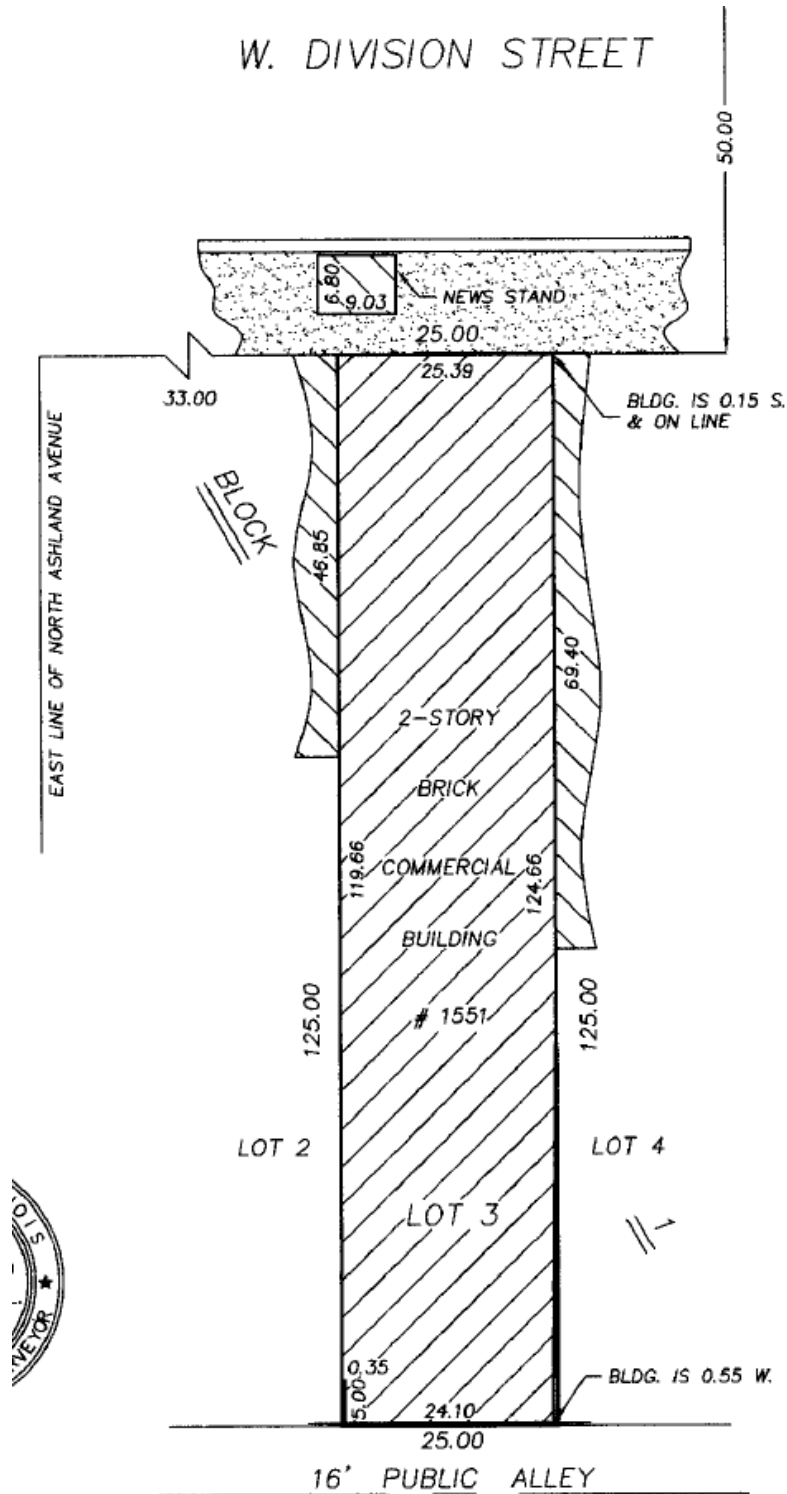
Traffic Counts:	Ashland Avenue—23,400 Vehicles Per Day Division Street—15,400 Vehicles Per Day Milwaukee Avenue- 12,100 Vehicles Per Day
Annual Ridership Division Blue Line:	656,711 Total Entries in 2021
Nearby Businesses:	Popeyes Chopin Theater Gorilla Sushi Wendy's Target City Sports



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SURVEY



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