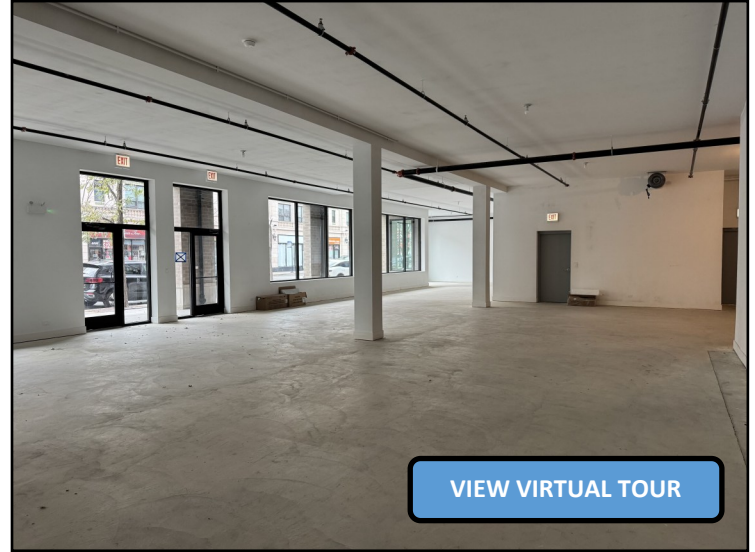


## USER/INVESTOR OPPORTUNITY

### NEW CONSTRUCTION COMMERCIAL CONDO

### FOR SALE OR LEASE



[VIEW VIRTUAL TOUR](#)

Impressive newly constructed ground floor office/retail condo (divisible) available for sale or lease in Chicago's Uptown/Ravenswood. Top quality construction, warm vanilla shell. Great visibility with over 100' of prime frontage along a busy pedestrian street! This property includes a generous 623 SF private covered outdoor space. Additionally, 3 indoor heated garage spaces are available for rent or purchase (\$30K each). The space is ideal for a daycare, veterinary service, medical office, soft goods or service retail. Become a part of the exciting revitalization of the North Clark Street corridor, which is currently experiencing a surge in new businesses and property development.

#### Property Details:

|                        |  |
|------------------------|--|
| <b>Available Size:</b> | 3,581 SF (Divisible to 1,697 SF)                           |
| <b>Sale Price:</b>     | \$749,000  |
| <b>Rental Type:</b>    | \$28 PSF, NNN  |
| <b>Pass-Thrus:</b>     | \$11 PSF Approx.   |
| <b>HOA:</b>            | \$304.16 Monthly   |
| <b>Zoning:</b>         | C1-2   |
| <b>Year Built:</b>     | 2024   |
| <b>Parking:</b>        | 3 Heated Garage Parking Spaces Available for \$30,000/Each |

#### Location Highlights:

- New construction luxury condo building built in 2024.
- 100' of frontage.
- Bonus 623 SF private covered outdoor space.
- 1 block south of Chase Park.
- Across from Walgreens and Staples.
- 0.5 miles to Ravenswood Metra and several CTA L-stops.
- Rare C1-2 Zoning allows for various uses "By Right".
- HOA includes water bill, gas bill, garage lighting (COMED), common area maintenance/garage, security fobs/cameras.



**CRAIG WOLF**  
847-989-9653  
CRAIG@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641

# STRAUSS

REALTY, LTD.

4537 N. CLARK ST.  
CHICAGO, IL 60640

## PHOTOS



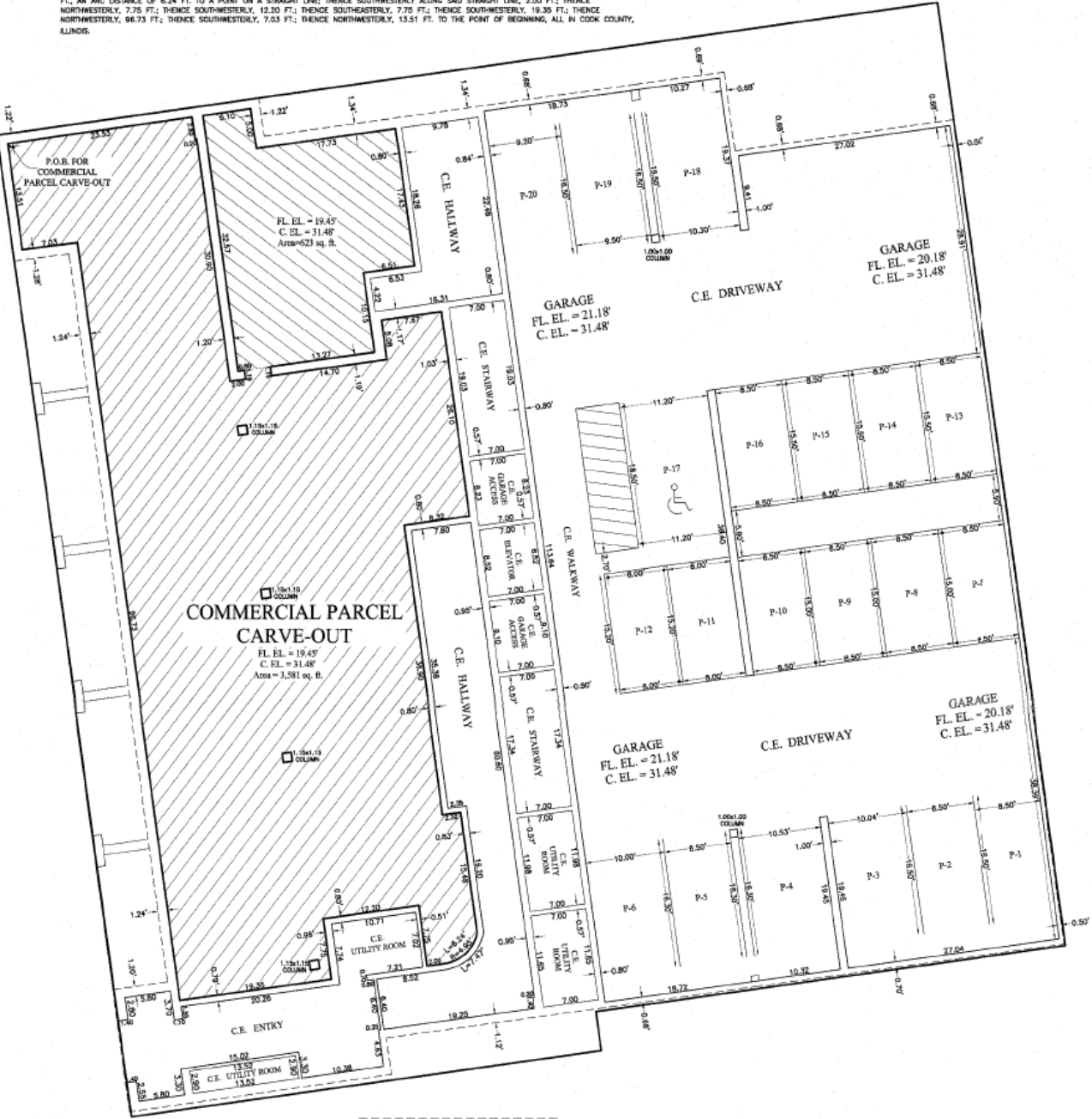
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PHONE: 773-736-3600

### SURVEY

PT., AN ARC DISTANCE OF 6.24 FT. TO A POINT ON A STRAIGHT LINE; THENCE SOUTHWESTERLY ALONG SAID STRAIGHT LINE, 2.00 FT.; THENCE NORTHWESTERLY, 7.75 FT.; THENCE SOUTHWESTERLY, 12.20 FT.; THENCE SOUTHEASTERLY, 7.75 FT.; THENCE SOUTHWESTERLY, 19.35 FT.; THENCE NORTHWESTERLY, 46.73 FT.; THENCE SOUTHWESTERLY, 7.03 FT.; THENCE NORTHWESTERLY, 13.51 FT. TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

NWLY. CORNER  
OF LOT 328  
P.O.C. FOR COMMERCIAL  
PARCEL CARVE-OUT



FIRST FLOOR

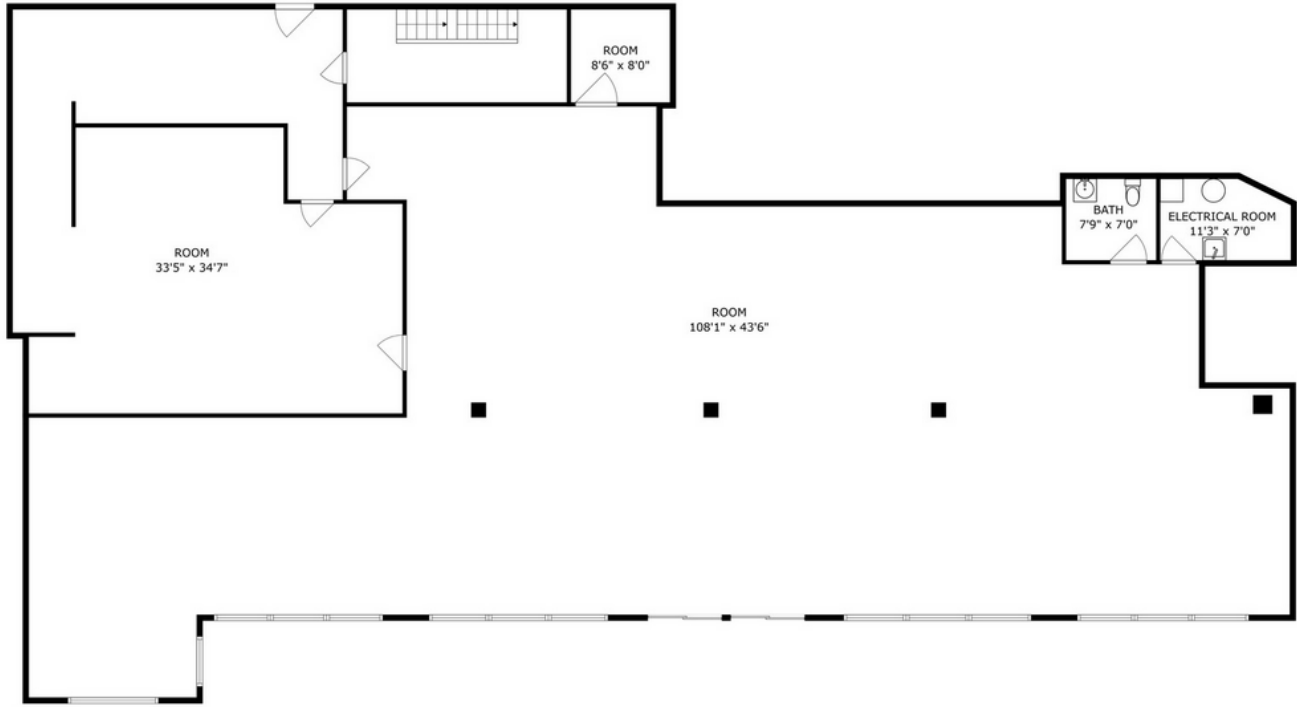
THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON  
TO BE A PART OF THE RECORD AND NOT TO BE DELETED



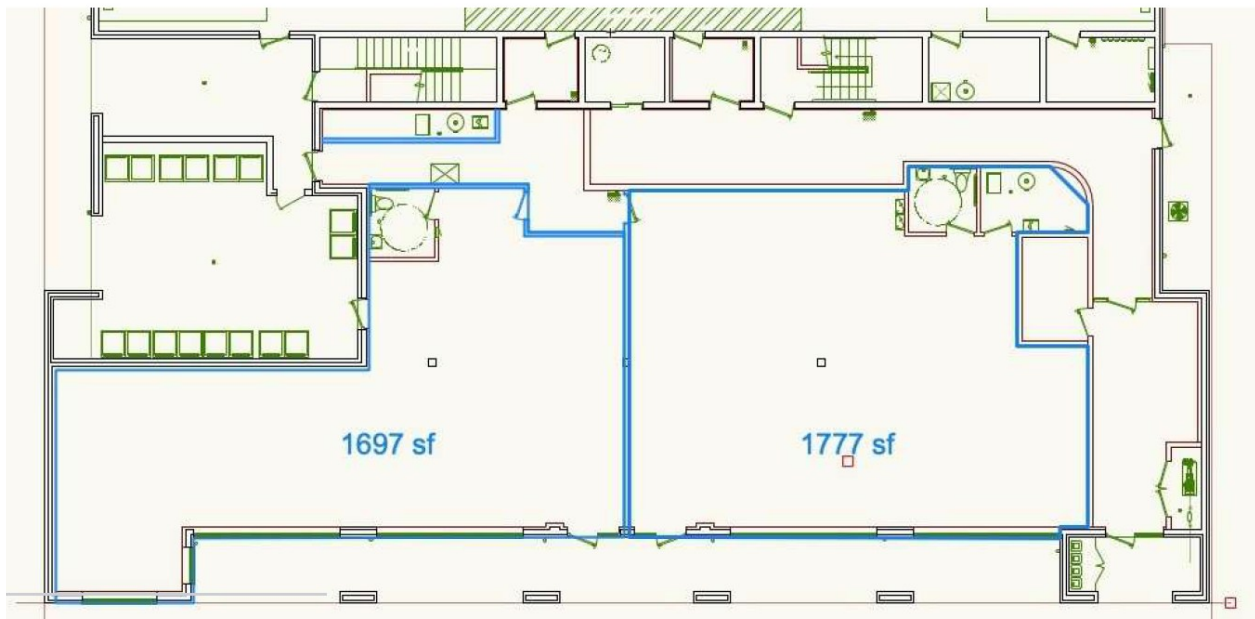
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## FLOOR PLAN



## DEMISING PLAN



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## DEMOGRAPHICS—UPTOWN NEIGHBORHOOD

|                              | 0.25 Mile | 0.5 Mile | 1 Mile   |
|------------------------------|-----------|----------|----------|
| <b>Population</b>            | 5,634     | 18,794   | 83,996   |
| <b>Households</b>            | 3,149     | 10,027   | 44,529   |
| <b>Avg. Household Income</b> | \$92,774  | \$96,336 | \$93,347 |

## LOCATION



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