

FOR SALE

**5710 N BROADWAY ST
CHICAGO, IL**



THE
GOING BEYOND
GROUP

BERKSHIRE HATHAWAY HOMESERVICES CHICAGO

3 STORY, BRICK MASONRY

+/- 32,000 total sqft office/mixed-use building

PIN 14-05-324-017-0000

SALE PRICE: SUBJECT TO OFFER

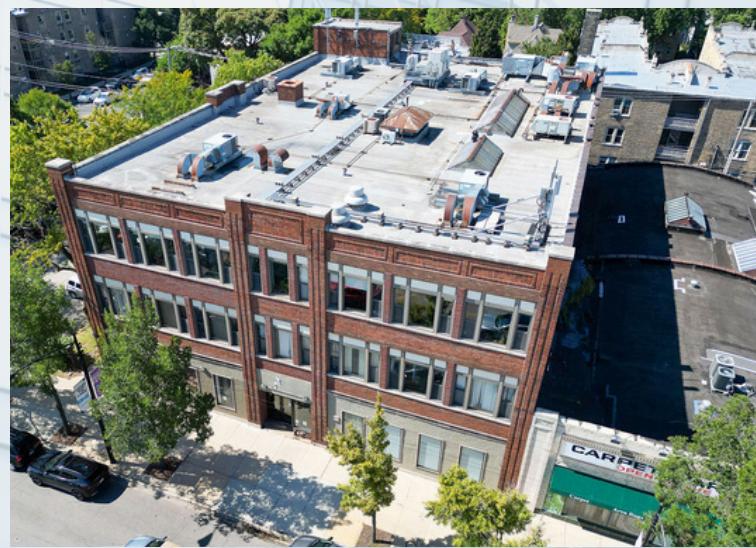
Building Specs

Total Building:	+/- 32,000	<ul style="list-style-type: none">• 4 Restrooms on each floor• Each floor has own HVAC (condensors on roof)• Kitchens on 2nd and 3rd floors• Skylight above drop ceiling on 3rd floor• Extra large Freight (used to move cars for dealership)
Total Site:	+/- 0.44 - 0.53 AC	
Stories:	3 with elevator + freight	
Overhead Door:	1 DID, alley accessible	
Plumbing:	2 kitchens, 12+ toilets	
HVAC:	3 separate systems	
Parking:	Potentially - depends on use	
Zoning:	B1-2	
Power:	1200 amps / 3 phase	
Fire Alarm:	yes, no sprinklers	

Link to Virtual Tour

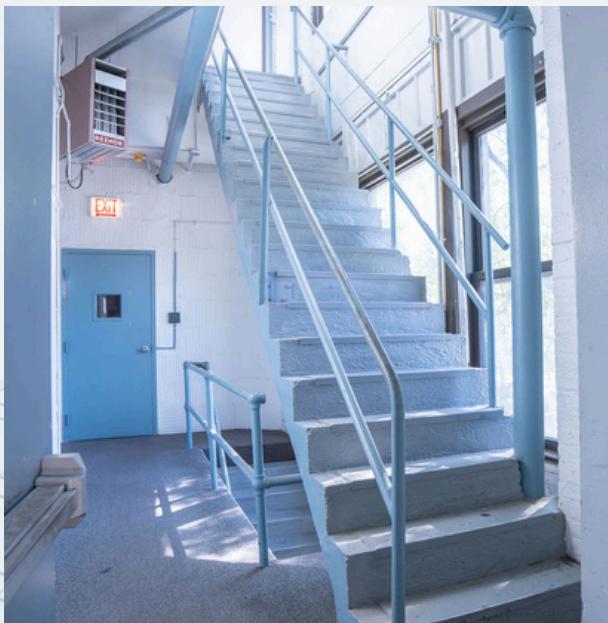


<https://youtu.be/RvCajAlbibQ>



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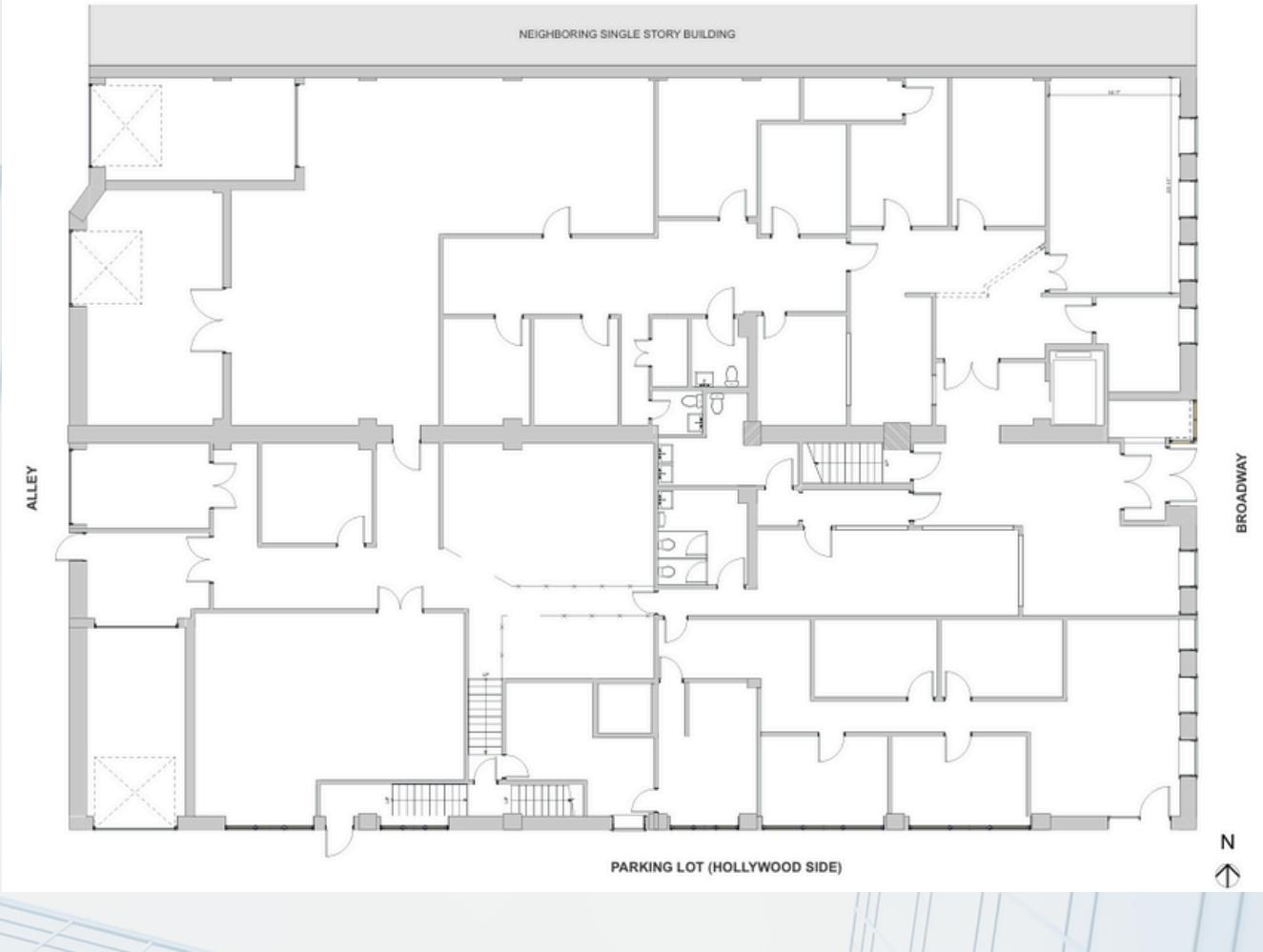
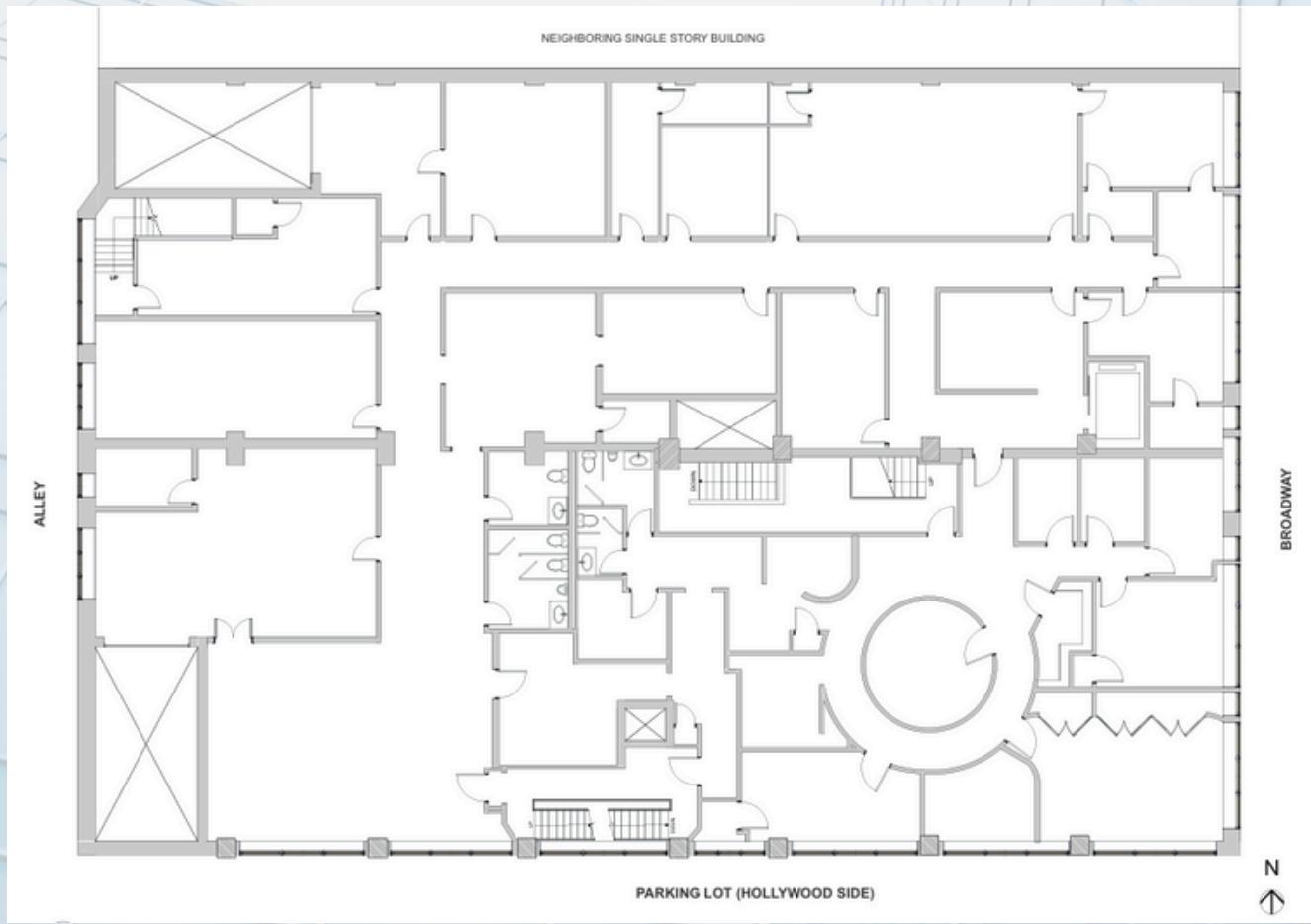


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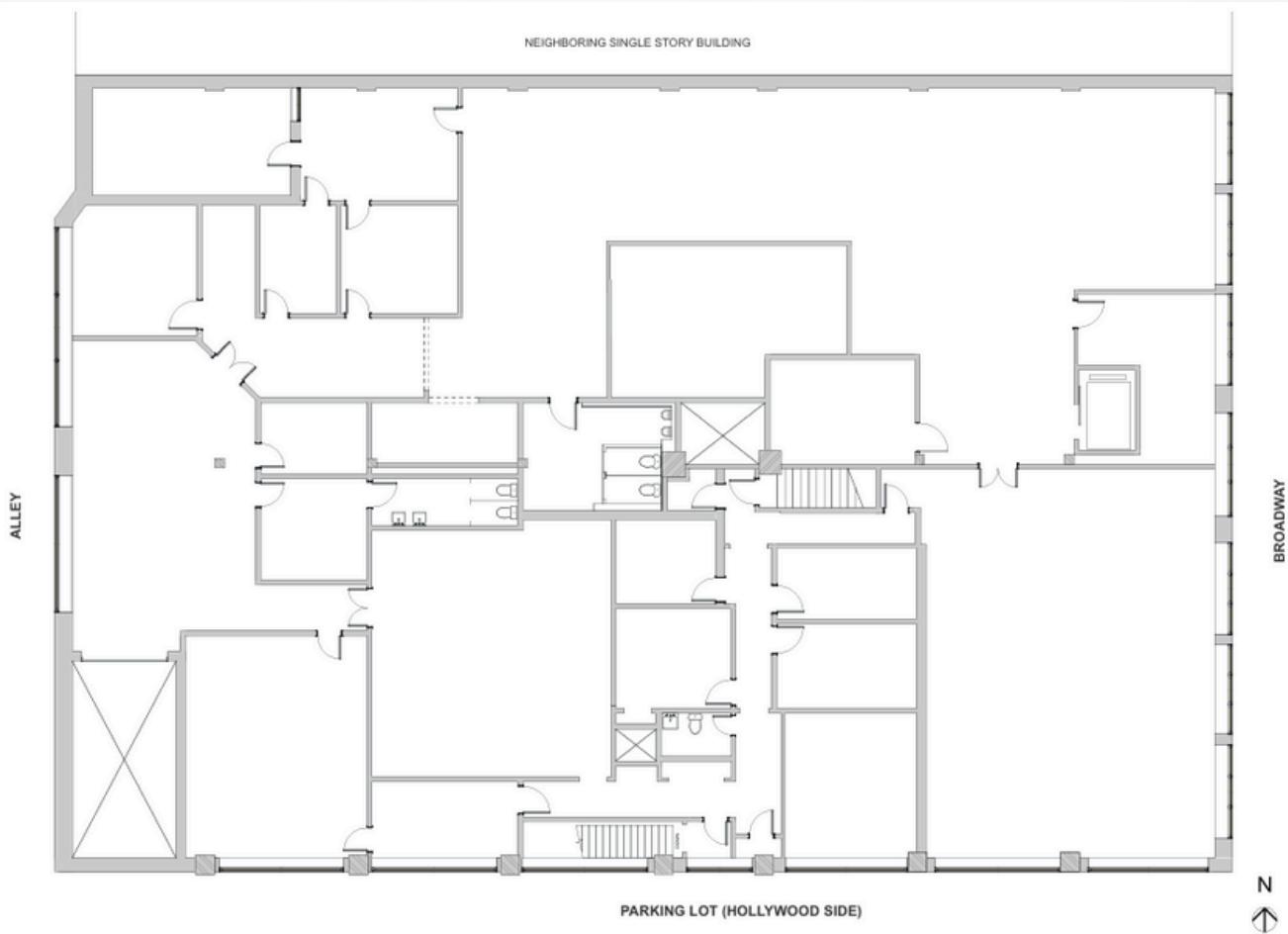
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SECOND FLOOR

FIRST FLOOR



THIRD FLOOR



TRANSIT, LOCATION & NEIGHBORHOOD

- Transit/Walkability: Walk Score 93 (Walker's Paradise)**
- Transit Score 73 (Excellent Transit)**
- Transit-oriented location with CTA Red Line, multiple bus lines (in addition to Lake Shore Drive access) all within blocks**
- Edgewater is a high-demand market with ongoing residential growth**
- Large footprint for office, retail, medical, or multifamily / mixed-use conversion**

This prime, hard corner at Broadway and Hollywood, presents an incredible mixed-use or redevelopment site in Edgewater. ±32,000 SF multi-story office building is Zoned B1-2. The property offers flexibility for retail, office, medical or residential use above the ground floor.

High visibility and convenience with a Walk Score of 93, steps from the Bryn Mawr CTA Red Line station, multiple bus lines, and direct access to Lake Shore Drive and the Lakefront Trail. The property is surrounded by Edgewater's dense residential base, shopping, dining, and cultural amenities, with Andersonville and the Bryn Mawr Historic District just minutes away.

With strong neighborhood demand for both rental and condominium housing, this site is ideal for adaptive reuse, redevelopment, or long-term investment. Whether you're seeking a signature headquarters location, a value-add repositioning, or a larger-scale mixed-use project, 5710 N Broadway is a rare chance to secure a high-visibility corner in one of Chicago's most desirable and fast-growing neighborhoods.



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NORTH BROADWAY STREET



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