



**1655-1659 CHICAGO AVE**

## 1659 W Chicago Ave – Chicago, IL Prime Corner Retail Storefront • Approx. 1,730 SF

### PROPERTY HIGHLIGHTS

- Premier CORNER storefront on Chicago Ave
- Approx. 1,730 SF modern white-box space
- Expansive glass frontage with exceptional visibility
- Two ADA-compliant restrooms
- Flexible B1-2 zoning
- No HOA or assessments
- High foot & vehicle traffic
- Surrounded by residential growth & new developments

### INVESTMENT SUMMARY

- Asking Price: \$730,000
- Market Rent: \$28–\$30/SF NNN
- Pro Forma Annual Income: \$48,000–\$52,000
- Buyer Broker Commission: 4%

- Due Diligence: 15 Days
- Closing: 45–60 Days