



# Rare C2-2 Zoned Retail For Lease

**1138 NORTH MILWAUKEE AVENUE**

Chicago, IL 60642

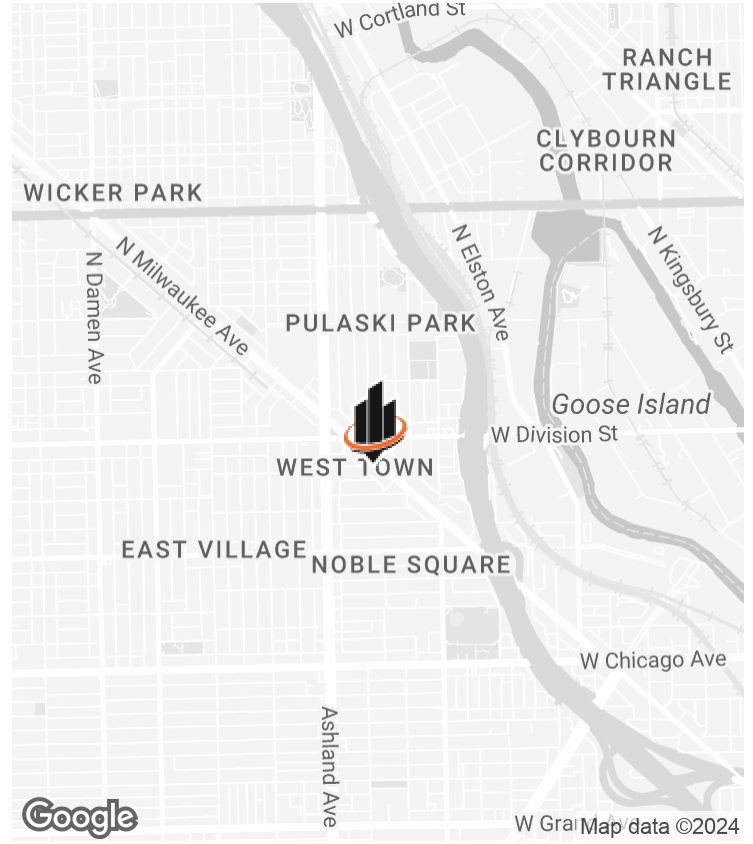
**PRESENTED BY:**

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Discover a prime investment opportunity at 1138 N Milwaukee Avenue in the heart of Chicago's vibrant West Town neighborhood, just a short distance from the bustling retail corridor of Wicker Park. This high-traffic location offers unparalleled access to transportation, with the CTA Division Street Blue Line Station only a block away, ensuring quick and easy commutes. The property is also served by #9 and #70 bus lines for convenient travel throughout the city.

Milwaukee Avenue boasts protected bike lanes on both sides, catering to the city's growing cyclist population. Unlike other sections, this stretch offers the added advantage of metered parking on both sides, enhancing accessibility for visitors and tenants alike. With its prime location and superb transit connections, 1138 N Milwaukee Avenue is perfectly positioned for thriving business ventures. Don't miss out on securing a spot in one of Chicago's most sought-after areas!

## OFFERING SUMMARY

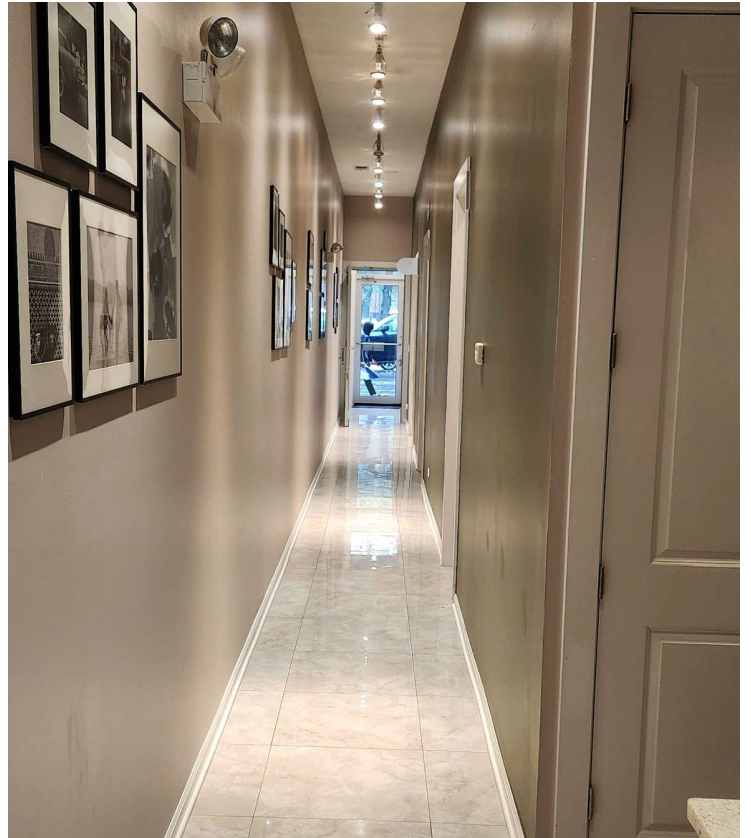
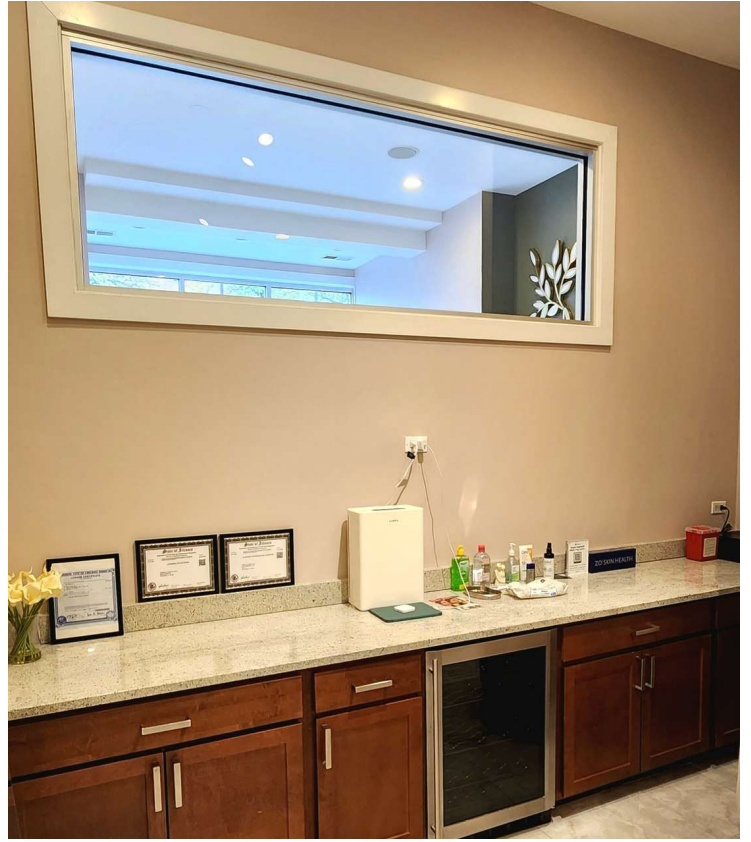
<b>LEASE RATE:</b>	\$30.00 SF/yr (MG)
<b>ZONING:</b>	C2-2
<b>AVAILABLE SF:</b>	1,250 SF
<b>SIZE:</b>	1,250 SF

## PROPERTY DESCRIPTION

Spacious 1,250 SF commercial condominium offers an incredible opportunity in a prime Chicago location! A rare combination of low real estate taxes and C2-2 zoning, this property sits in the highly desirable West Town neighborhood. This unit provides both exceptional investment value and potential for growth.

Originally designed as an office for the building's developer, this unit includes a reception area, conference room, three private offices, and a washroom, all beneath a soaring 12-foot ceiling. It's fully equipped with robust mechanical, electrical, and plumbing systems, including a gas-forced air unit, electric water heater, and 200-amp electrical service. Currently utilized as a thriving med spa facility, the space is in excellent condition and ready to accommodate any professional, office, or retail business looking to establish itself in a vibrant neighborhood.

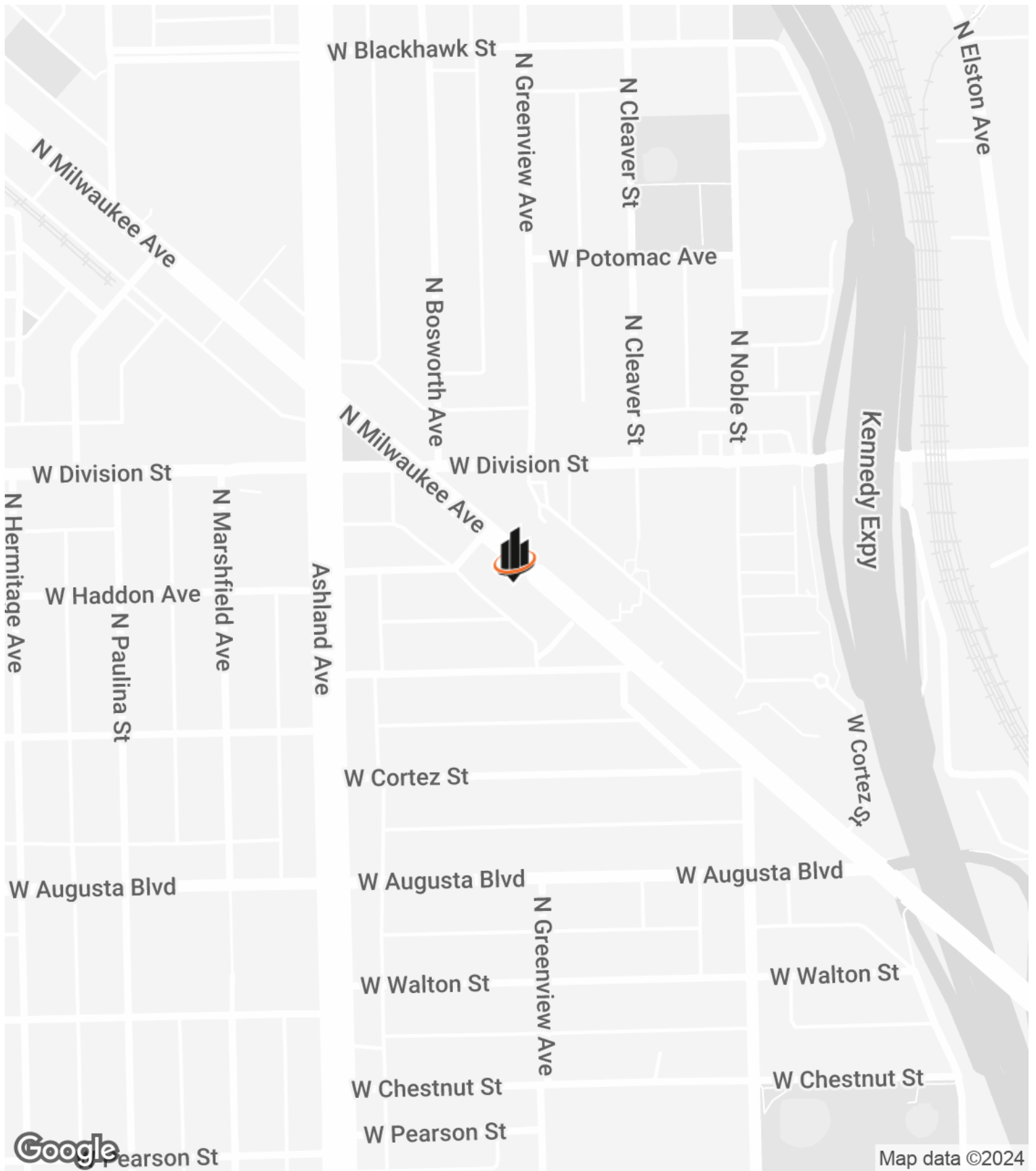
Don't miss out on this unique opportunity to lease a prime piece of Chicago real estate, perfectly suited for a variety of uses!



# RETAILER MAP



# LOCATION MAP



## DISCLAIMER

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