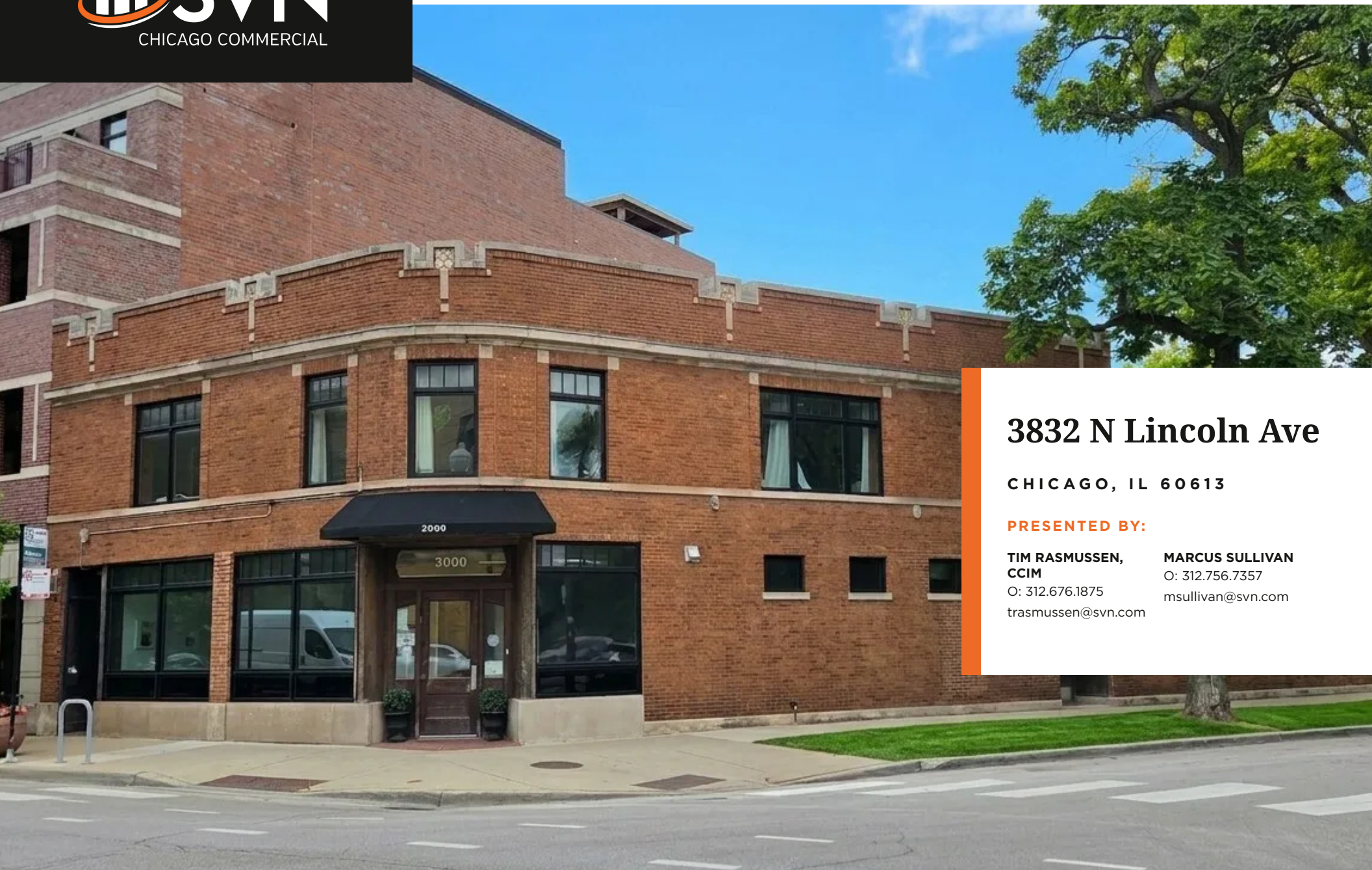




NORTH CENTER CORNER BUILDING FOR SALE



3832 N Lincoln Ave

CHICAGO, IL 60613

PRESENTED BY:

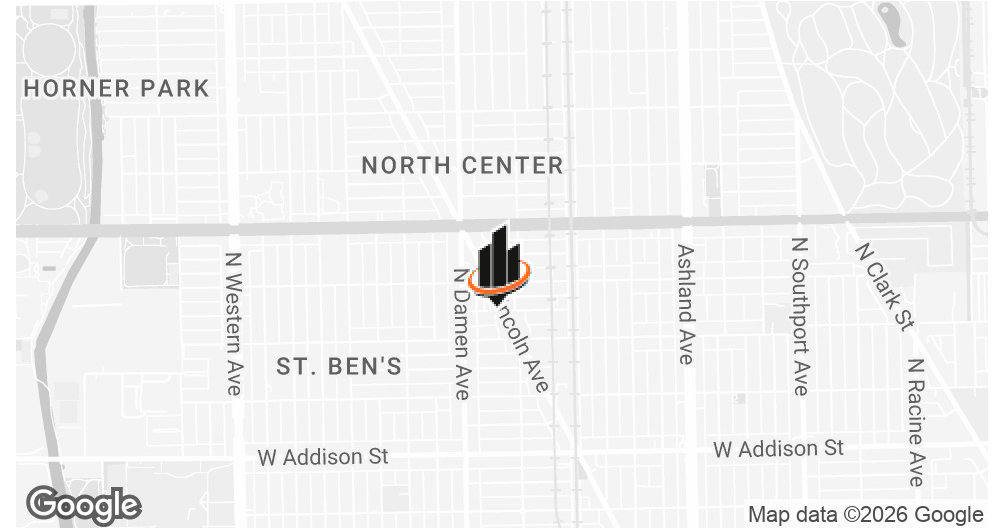
**TIM RASMUSSEN,
CCIM**

O: 312.676.1875
trasmussen@svn.com

MARCUS SULLIVAN

O: 312.756.7357
msullivan@svn.com

OFFERING SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,399,000
BUILDING SIZE:	5,076 SF
LOT SIZE:	6,534 SF
YEAR BUILT:	1905
RENOVATED:	2022
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	North Center

PROPERTY OVERVIEW

3832 N Lincoln Avenue is an outstanding, two-story commercial building with a full basement, located in Chicago's vibrant North Center neighborhood. The property underwent a comprehensive gut renovation in 2022, upgrading it to pristine, modern standards.

Total Infrastructure Overhaul: Brand-new roof installed during the 2022 renovation.
Modern MEP Systems: Complete replacement of all mechanical, electrical, and plumbing systems.
Full Accessibility: High-end passenger elevator serving the basement, first, and second floors.
Secure Parking: Large, gated rear lot providing substantial off-street parking.
Tax Reduction Potential: Converting the second floor to apartments unlocks a mixed-use residential tax classification, drastically lowering annual real estate taxes.

The building features high-end improvements originally purpose-built for a premium birthing center that closed in 2026. This turnkey condition allows for immediate adaptation into several different asset classes, including:

Medical & Wellness: Ideal for a medical concierge practice, specialized outpatient clinic, or wellness center.
Hospitality: Perfect layout for a boutique Airbnb or short-term rental conversion.
Retail & Services: Excellent street-level visibility for high-end retail, corporate offices, or community

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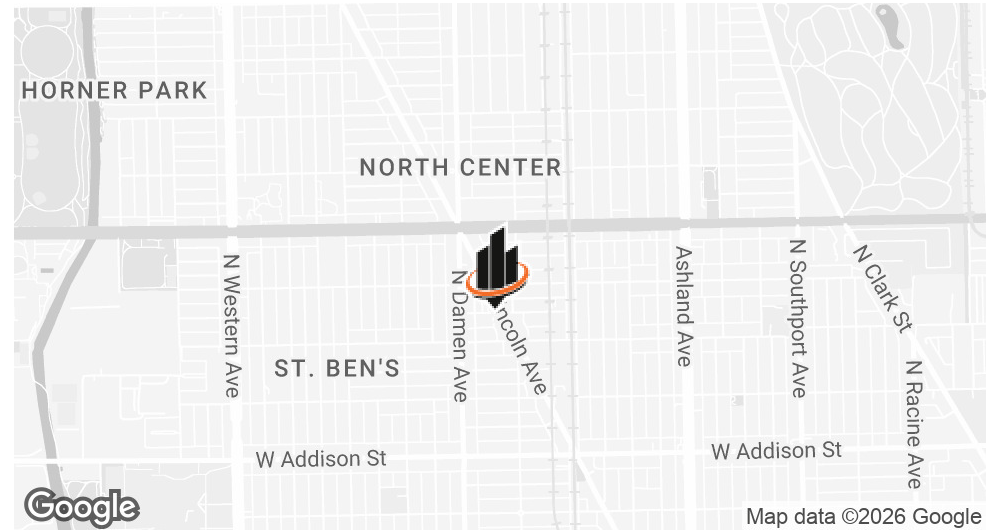
trasmussen@svn.com

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OFFERING HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime corner location in Chicago's North Center neighborhood
- Affluent demographics with \$204,000+ household incomes
- Steps from CTA Brown Line and Trader Joe's
- Fully gut-renovated in 2022 with a new roof
- Brand-new mechanical, electrical, and plumbing systems
- Passenger elevator connects all three levels
- Large, secure gated rear parking lot
- Partial residential conversion potential that might drastically lower real estate taxes
- Turnkey interior adaptable for medical or retail

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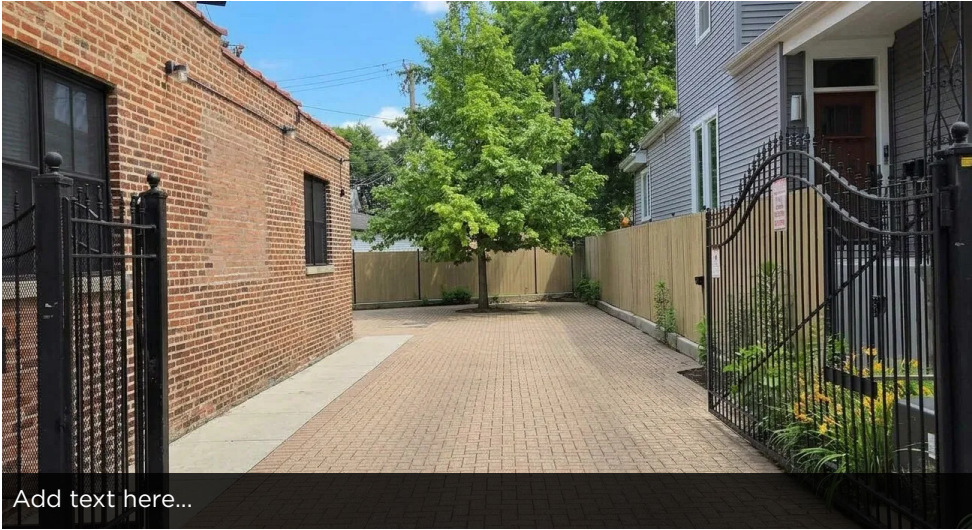
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FLOOR PLANS



TIM RASMUSSEN, CCIM	MARCUS SULLIVAN
O: 312.676.1875	O: 312.756.7357
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ADDITIONAL PHOTOS



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AI-enhanced image for marketing purposes

TIM RASMUSSEN, CCIM **MARCUS SULLIVAN**
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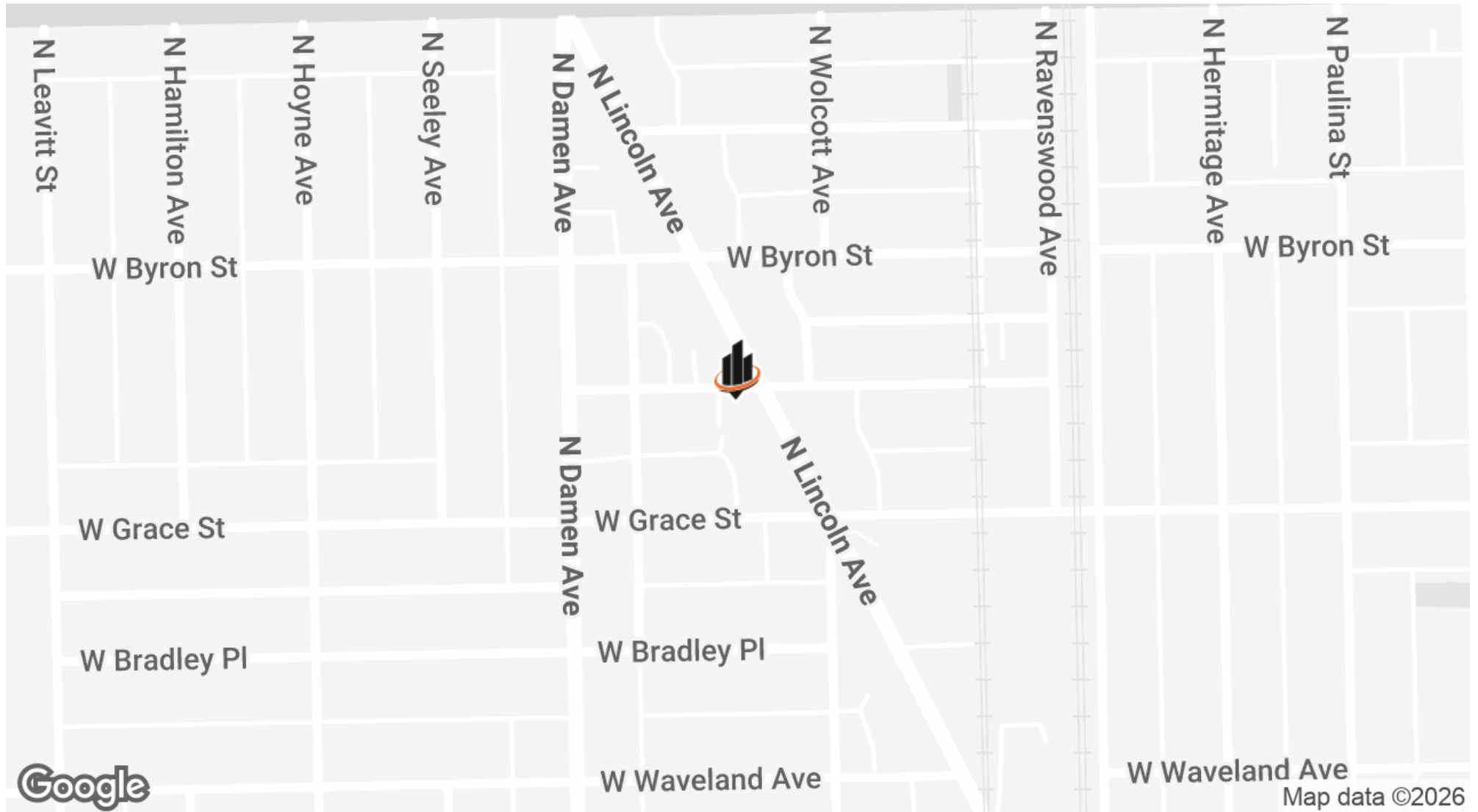
O: 312.756.7357

msullivan@svn.com

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LOCATION MAP



TIM RASMUSSEN, CCIM

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trasmussen@svn.com

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O: 312.756.7357

msullivan@svn.com

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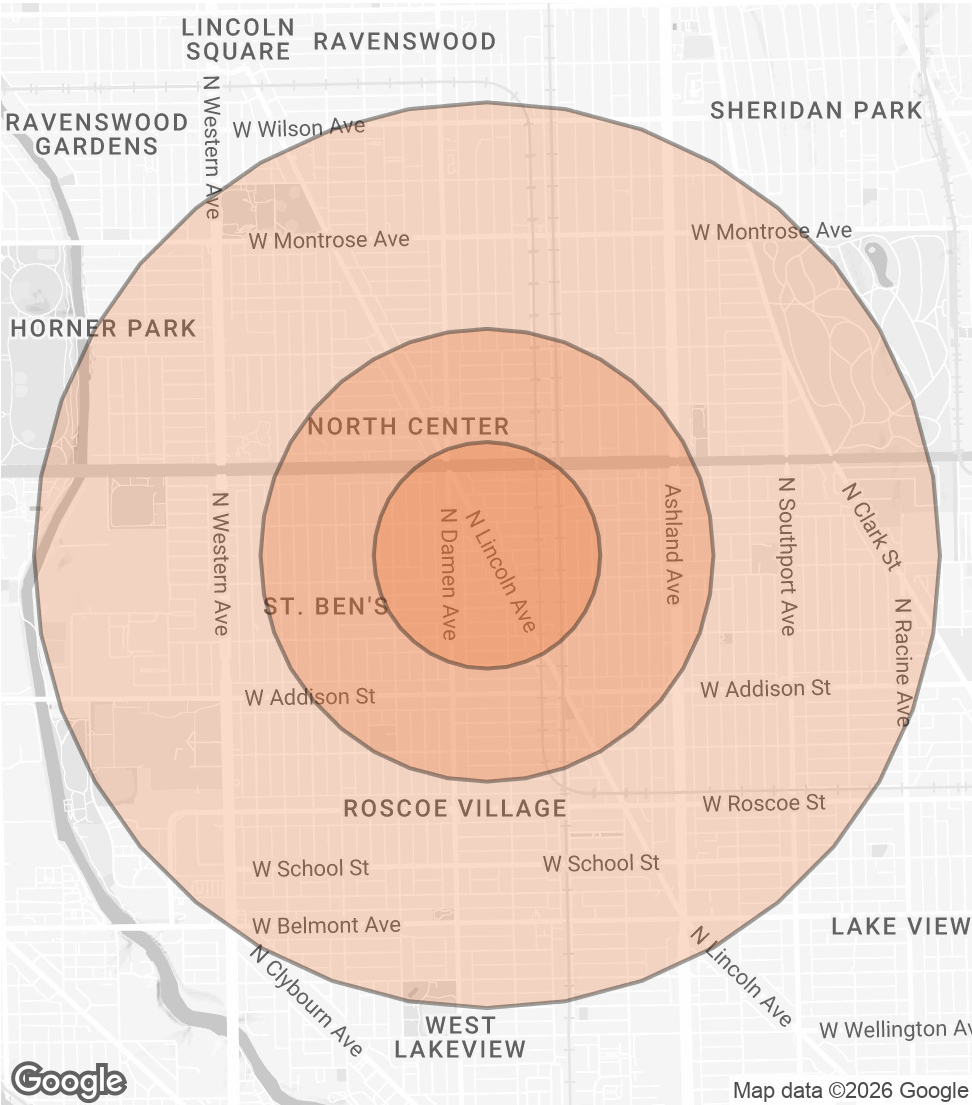
DEMOGRAPHICS MAP & REPORT

POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	3,493	16,080	60,858
AVERAGE AGE	35.1	35.4	34.6
AVERAGE AGE (MALE)	34.7	34.8	34.5
AVERAGE AGE (FEMALE)	36.1	36.5	35.1

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	1,714	7,163	27,377
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$194,895	\$204,481	\$199,010
AVERAGE HOUSE VALUE	\$724,200	\$803,685	\$796,690



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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