

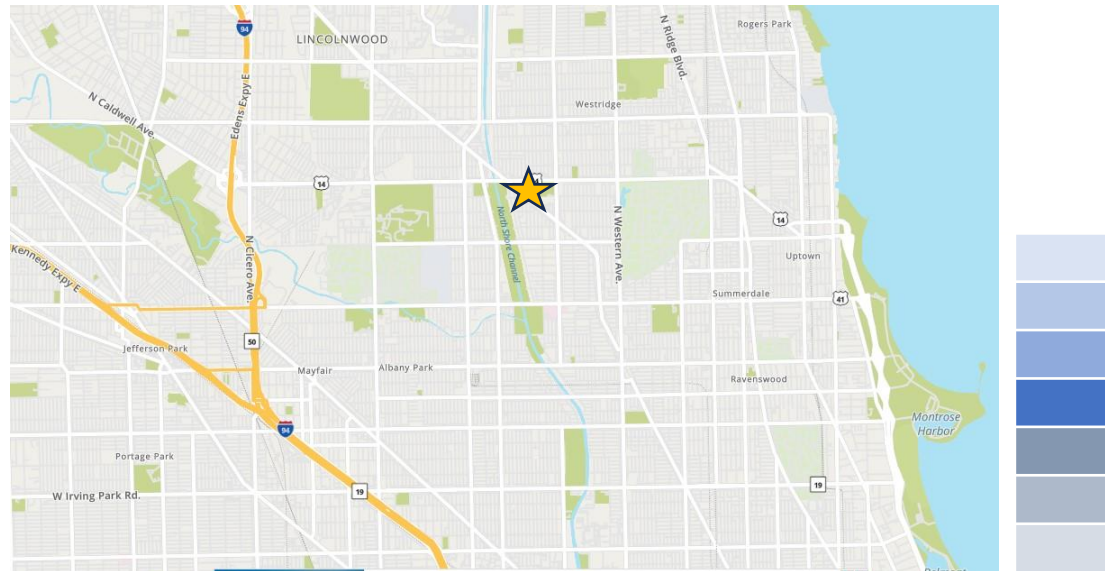
# West Rogers Park Hard Corner

For SALE \$3,127,000  
5865-5875 N Lincoln Ave., Chicago

## Ideal Owner/User Building with Income or Residential Development Site

### Details:

- 35,282 square feet (including lower level) multi-tenant office building
- 28,272 square feet of land
- \$85,002 property taxes (2023 payable)
- Stable operating building with short term leases with high renewal rates
- Public Transportation to the Front Door
- Across from Mather High School
- Just south of Peterson Avenue
- Abundant Parking in rear
- Property is across from Mather Park with 4 tennis courts, 5 baseball field, playground, 2 basketball courts and a soccer field.
- Property is one block south of numerous restaurants along Peterson Ave including Walgreens, Chipotle and Potbelly
- Security cameras in building



4747 W. Peterson Avenue  
Chicago, IL 60646  
P: 773-736-4100  
E: [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)  
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**Demographics:** Population in a 2-mile radius is 196,181 with 74,002 households while the population in a 5-mile radius is 957,827 with 383,557 households. Average household income is \$96,035 and \$105,453 respectively. There are 6,489 businesses in the 2-mile radius with 33,791 in the 5-mile radius.

**Traffic:** Traffic counts at Lincoln Ave and Richmond St are 29,589 vehicles per day

Please call to arrange a private viewing: 773-736-4100 [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

For SALE \$3,127,000

5865-5875 N Lincoln Ave., Chicago

Apx. 245' of frontage along Lincoln Ave and 126' along Richmond St

Four Tax Pins

- #13-01-305-049 is 8,773 sf of land
- #13-01-305-050 is 11,700 sf of land
- #13-01-305-045 is 2,923 sf of land
- #13-01-305-046 is 4,870 sf of land

B3-2 Zoning

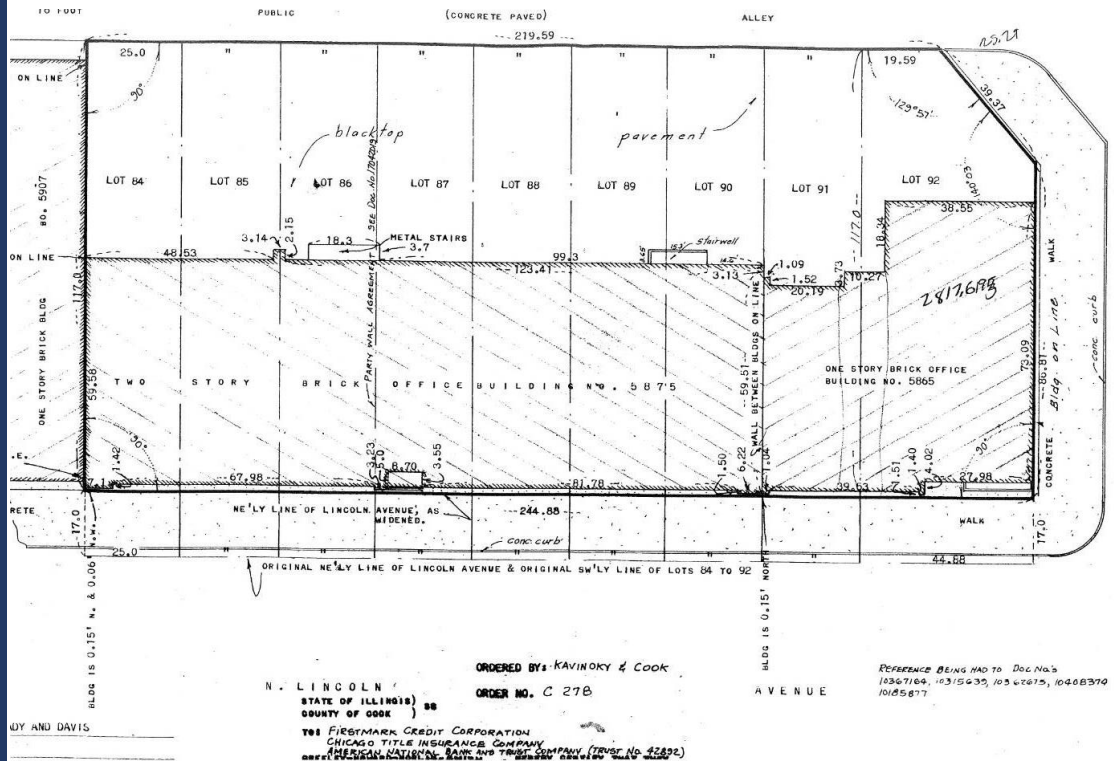
- Apartments permitted above the ground floor.
- 50<sup>th</sup> Ward Debra Silverstein

90-day Out Clause

- 56 out of 62 units in the building are leased. (94% leased)
- Leases contain a substantial remodel out clause, demo clause and a relocation clause within the building

45 Private Parking Stalls

- With overflow street parking along Lincoln Ave & Richmond St



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**Transportation:** The CTA provides public transportation to the property with the #11 bus route and a one block walk to the #84 bus route. Wrigley Field is 4.2 miles southeast. Edens Expressway (I-94) is 2.3 miles to the west and a 6-minute drive. Lake Shore Drive (Rt 41) is 2.9 miles to the east and a 10-minute drive.

**NEIU:** (Northeastern Illinois University) is 1.1 miles to the southwest. The campus serves approximately 9,000 students.

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