

STRAUSS

REALTY, LTD.

2542 W. NORTH AVE.
CHICAGO, ILLINOIS 60647

FOR SALE OR LEASE: GROUND LEVEL 8,000 SF OFFICE CONDO IN WEST BUCKTOWN



Amazing 8,000 SF ground level commercial condo available in West Bucktown. Ideal for office use. Located in an architecturally unique, Pappageorge-Haymes designed timber-loft building. One block to the 606 trail and walking distance to the many shops and restaurants in Bucktown/Wicker Park neighborhood. Blocks to either Western Blue Line stop and Milwaukee Blue Line stop. Vacant upon sale.

Size:	8,000 SF
Sale Price:	\$1,300,000
Lease Price:	\$20 PSF, NNN
Zoning:	B3-1
Parking:	2 Dedicated Parking Spaces
Ceiling Height:	14'
Taxes (2021):	\$55,425.64
PIN#:	14-18-221-029-0000



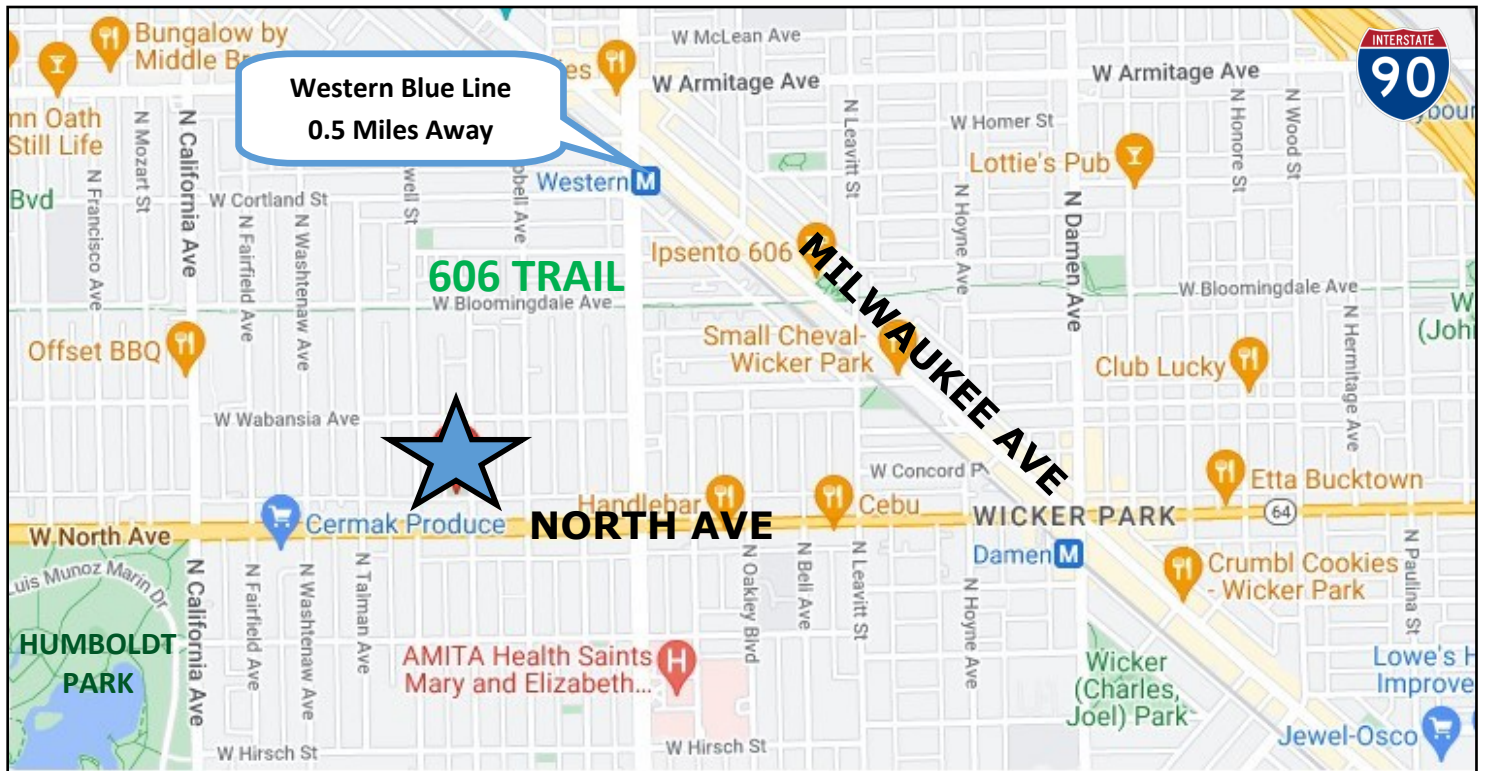
CRAIG WOLF
847-989-9653
CRAIG@STRAUSSREALTY.COM

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PHONE: 773-736-3600

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	68,936	226,154	487,874
Median Age	36.7	36.4	36.5
Households	29,024	85,964	204,439
Avg. Household Size	2.3	2.4	2.3
Avg. Household Income	\$131,626	\$125,677	\$128,050
Median Household Income	\$105,285	\$98,383	\$98,969

MAP



Nearby Businesses:

Subway, Walgreens, Pizza Hut, Cermak Produce, Anytime Fitness, Shell Gas Station, Autozone, Handlebar, Cebu, Boulevard, 1492 Cuban Fusion Café, Dunkin'



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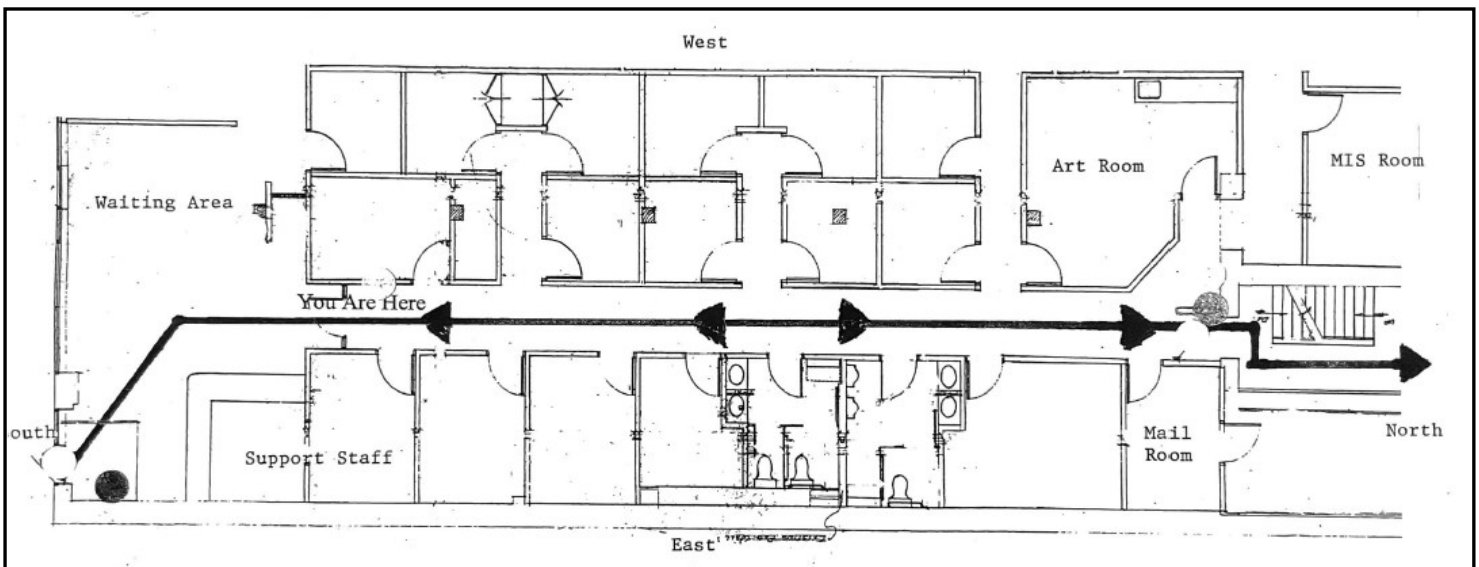
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PHOTOS & FLOOR PLAN



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