



**COMMERCIAL**

**\$3,600 / month**

Rental Area: 1,250 Sq. Ft.

### Prime Commercial Rental Opportunity

#### Ideal Corner Location

Positioned at the bustling intersection of N Western Ave, Lincoln & Ainsle, this exceptional Logan Square commercial rental unit offers an unparalleled opportunity for businesses seeking prominence and visibility. Strategically situated at a stoplight and directly across from St. Matthias School and McDonald's, the property boasts a highly coveted location that guarantees a steady flow of pedestrian and car traffic throughout the day. Gross Lease. MLS #12013373

#### Key Features:

- √ 1,250 Sq Ft
- √ Fabulous Location
- √ Great Signage
- √ Lots of Natural Light
- √ Professional Build-out
- √ Turnkey Convenience

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In Lincoln Square**

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### Prime Commercial Rental Opportunity: Ideal

Location: Intersection of N Western Ave, Lincoln from St. Matthias School and McDonald's. 1st Floor

- 1. Fabulous Visibility:** Marketed with an illuminated sign for maximum exposure, capturing the attention of passersby. This prominent corner location further enhances visibility, making it an ideal spot for businesses looking to make a lasting impression.
- 2. Abundant Natural Light:** With high windows, the unit bathes in natural light, creating a welcoming atmosphere for both clients and employees. Enjoy the benefits of privacy, courtesy of the strategic window placement.
- 3. Professional Build-Out:** Meticulously designed and aesthetically pleasing, the interior of the unit showcases a top-quality finish. Suitable for a wide range of businesses including dental and medical, the space allows for immediate occupancy and seamless operations. The flexible layout of the rental unit offers versatility to accommodate a variety of business operations. Whether utilized as office space, a medical establishment, the layout can be easily adapted to your needs. Building has a full height basement allowing for additional plumbing and electrical if needed.
- 4. Turnkey Convenience:** Benefit from the convenience of a space previously utilized as a dental office. 3 treatment rooms.

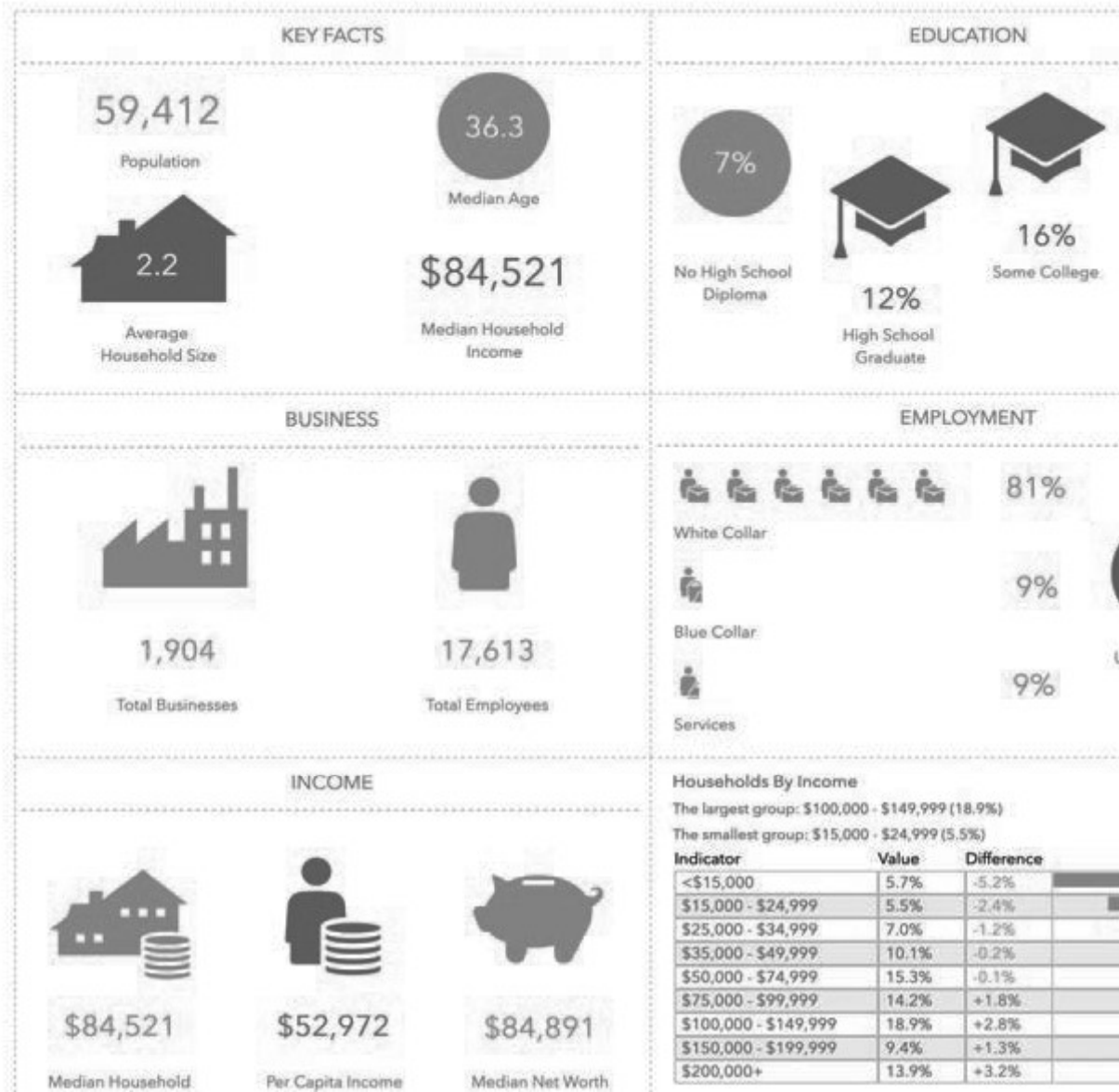
The existing build-out, including plumbing and electrical, provides an excellent opportunity for businesses looking to minimize start-up costs.

Street parking available. On major bus routes. Dental equipment availability and use is negotiable.

Don't Miss Out! Seize the opportunity to establish your business in a prime commercial space, where visibility, accessibility, and convenience offer an unparalleled leasing opportunity. Schedule a viewing today to see firsthand the potential that awaits within this exceptional space.



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