



2101-2117 W Touhy Ave

2101-2117 W Touhy Ave, Chicago, IL 60645



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2101-2117 W Touhy Ave

\$20.00 - \$34.00 /SF/YR

Southwest corner of Touhy Avenue and Ridge Boulevard at Rogers Avenue, in the West Rogers Park neighborhood on the far north side of Chicago, approximately nine miles northwest of the Central Business District. One-story, masonry constructed 6-unit storefront building containing 6,000± total square feet, situated on a 6,566± square foot site zoned B1-2, Neighborhood Shopping District, in the West Rogers Park Neighborhood of Chicago. Current tenants include a Mexican restaurant, nail salon and a spa. Situated on a 6-way high traffic intersection providing excellent visibility and foot traffic....

- Heavy traffic area
- Touhy frontage



Rental Rate: \$20.00 - \$34.00 /SF/YR

Property Type: Retail

Property Subtype: Storefront

Gross Leasable Area: 6,000 SF

Year Built: 1952

Walk Score ®: 79 (Very Walkable)

Transit Score ®: 65 (Good Transit)

Rental Rate Mo: \$2.83 /SF/MO

1st Floor Ste 2113

Space Available	570 SF
Rental Rate	\$34.00 /SF/YR
Date Available	May 01, 2024
Service Type	Modified Gross
Space Type	New
Space Use	Retail
Lease Term	3 Years

Zoned B1-2 (to check out permitted zoning uses download zoning pdf in brochure section), neighborhood shopping district, in the West Rogers Park neighborhood of Chicago. Situated on a 6-way high traffic intersection provides excellent visibility and foot traffic. Unit is already fitted with commercial vent hood system, pass through from kitchen to front of house, commercial triple basin sink and wash tub. Easy to reconfigure or keep as is for food service business (Requires inspection). NO MEXICAN RESTAURANTS due to non-compete clause.

1st Floor Ste 2115-17

Space Available	1,200 SF
Rental Rate	\$20.00 /SF/YR
Date Available	May 01, 2024
Service Type	Modified Gross
Space Type	New
Space Use	Retail
Lease Term	3 Years

Zoned B1-2 (to check out permitted zoning uses download zoning pdf in brochure section), neighborhood shopping district, in the West Rogers Park neighborhood of Chicago. Situated on a 6-way high traffic intersection provides excellent visibility and foot traffic. 2 spaces in 1 with a threshold/doorway to connect. Two Private bathrooms available too.



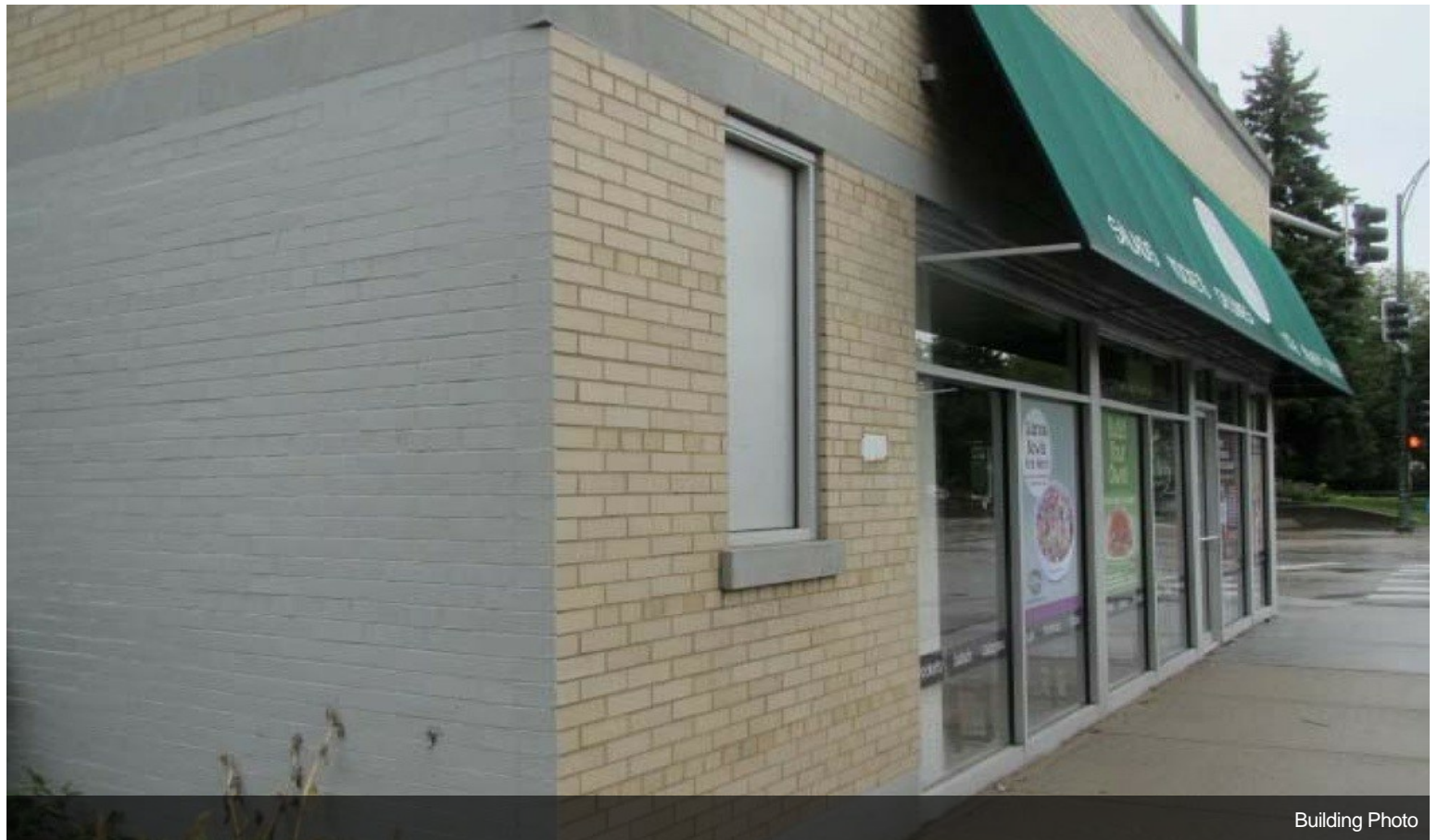
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Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



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