

1915-1917 N Damen Ave | Chicago



**Offered at:
\$1,150,000**

INVESTMENT OPPORTUNITY IN BUCKTOWN, CHICAGO

Two-Unit Fully Leased Retail Property

Property Highlights

- Prime Location: Situated in the vibrant Bucktown neighborhood, surrounded by residential and business properties.
- Tenants in Place:
 - 1915 Damen Ave: Ellahomme Holistic Med Spa
 - 1917 Damen Ave: Mercedes Brow Bar
- Building Features:
 - Separate furnaces and HVAC systems for each unit.
 - Individually metered utilities for tenant convenience.

Exceptional Investment Features

- High Foot Traffic: Busy Damen Ave location with lots of pedestrians and 12,700 cars driving by daily.
- Strong Demographics: Located in an area with excellent customer base potential. Triple NNN Leases:
- Tenants cover taxes, insurance, and maintenance, maximizing your return. CAP Rate: 7.8% – A smart
- addition to any real estate portfolio.

Don't miss this chance to own a prime retail property in one of Chicago's most sought-after neighborhoods.



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