

MILLENNIUM PROPERTIES R/E

MPIREALESTATE.COM

Unique Property Available at
Milwaukee, Division & Ashland
Leased to 
FIFTH THIRD BANK



1209 N. Milwaukee Ave., Chicago, IL

Daniel J. Hyman

(312) 338-3003

dhyman@mpirealestate.com

Susan B. Silver

(312) 338-3001

ssilver@mpirealestate.com

Arthur Hailand IV

(312) 338-3005

ahailand@mpirealestate.com

1209 N. Milwaukee Ave.: Unique Property in Wicker Park



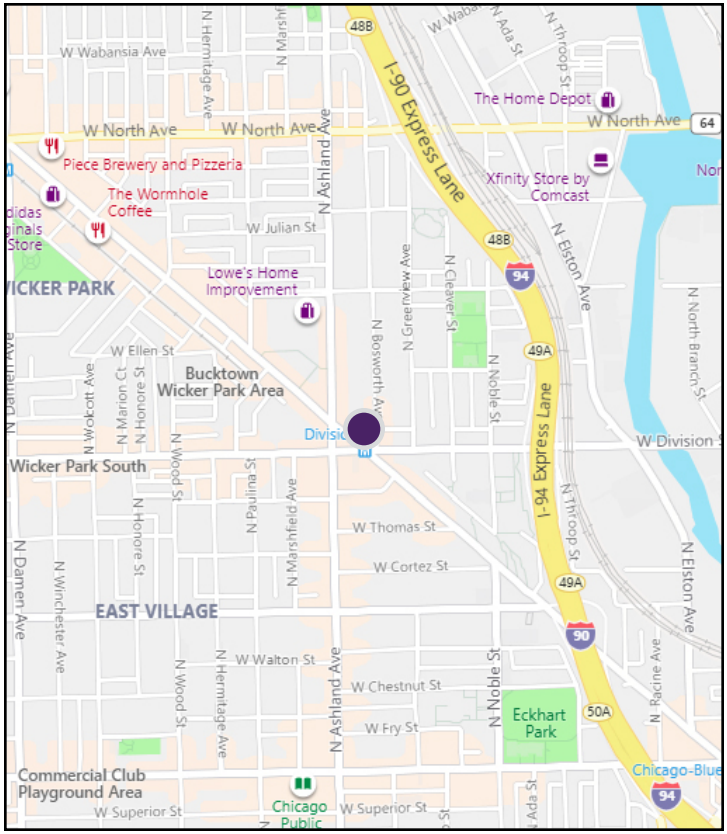
Property Highlights

- 20,050 SF mixed-use building
- Highly visible at intersection of Division, Ashland and Milwaukee
- Three story building with potential as retail, office, hotel or residential
- Upper floors can be self storage
- Great location at Division Blue Line
- Portion net leased to Fifth Third Bank thru 2026 with three 5-year renewal options – includes parking
- Huge branding potential on facade
- Land Area: 8,640 SF
- Traffic Count: 55,000 in total
- Zoning: B1-3
- Taxes (2018): \$39,673

Property Overview

A highly visible 20,050 square foot mixed-use building is available for sale on Milwaukee Ave. Fifth Third Bank currently leases a 3,481 square foot storefront; their lease expires in 2026 and includes three 5-year renewal options. A 12 space parking lot behind the building is reserved for Fifth Third Bank. The three story building has tons of potential for a user or investor. A large facade provides a great opportunity for branding. Much of the building is available for retail, office, hotel, or apartment use. The upper floors can also be converted to self storage. Facing the Polish Triangle, the property is highly visible from Division, Ashland and Milwaukee as well as the Blue Line pedestrians.

Wicker Park is one of the most desirable neighborhoods in Chicago for businesses and residents alike. The six-way corner of Division, Milwaukee and Ashland has seen a great revival with new residential construction as well as local and national businesses located nearby.



Call for Pricing