

1718 N. Clybourn Ave., Chicago, IL

~~\$365,000~~ **\$355,000**



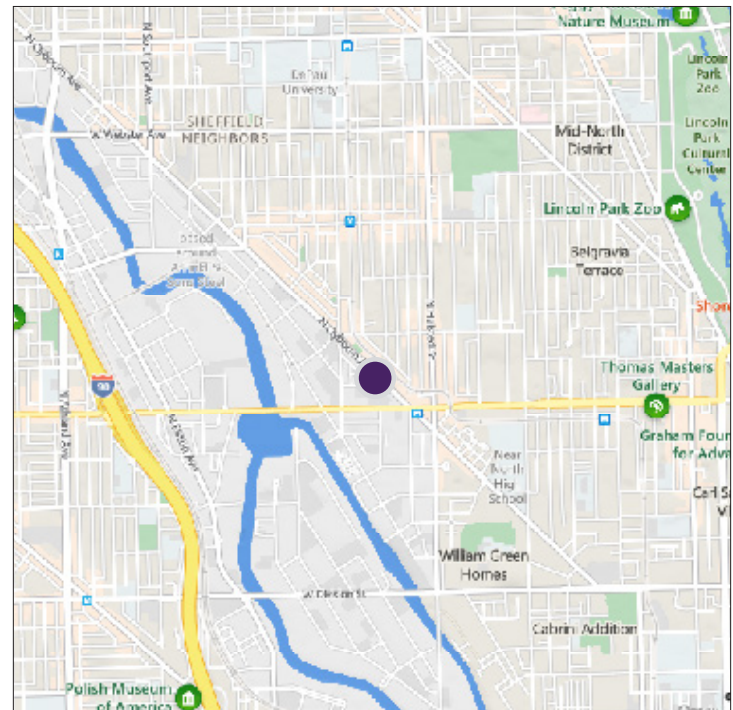
Property Highlights

- Approx. 1,150 SF ground floor commercial condo
 - Leased to Flutter Lash Studio through 3/31/2024
- Monthly rent: \$3,800/mo
- Nearby attractions include CVS, Best Buy, Trader Joe's, Steppenwolf Theatre, Pottery Barn, Apple, Nordstrom Rack, The Container Store, Ulta Beauty, Binny's and more
- Land area: 2,178 SF
- Traffic count: 29,472 vehicles daily
- Zoning: B1-2 (Neighborhood Shopping District)
- Taxes (2021): \$12,281.23

Property Overview

Located near the corner of North Avenue and Halsted Street, a 1,150 square foot commercial condo is available for sale. The condo is leased to Flutter Lash Studio through March 31, 2024 and generates \$3,800 of rent per month. This condo is part of a 5,893 square foot mixed use building right in the heart of Lincoln Park's shopping district. Situated amongst a multitude of shops, restaurants and entertainment venues, this condo is an excellent investment opportunity.

Clybourn Corridor is the largest neighborhood and shopping district in Chicago's Lincoln Park. This bustling neighborhood is a mix of beautiful single family homes, vintage mixed-use buildings and modern apartment towers. The quiet tree-lined residential streets and bustling business corridors make this a shopping, dining, arts and entertainment destination.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	56,898	520,567	987,346
Households	27,125	274,406	455,780
Average Income	\$153,953	\$140,094	\$120,209

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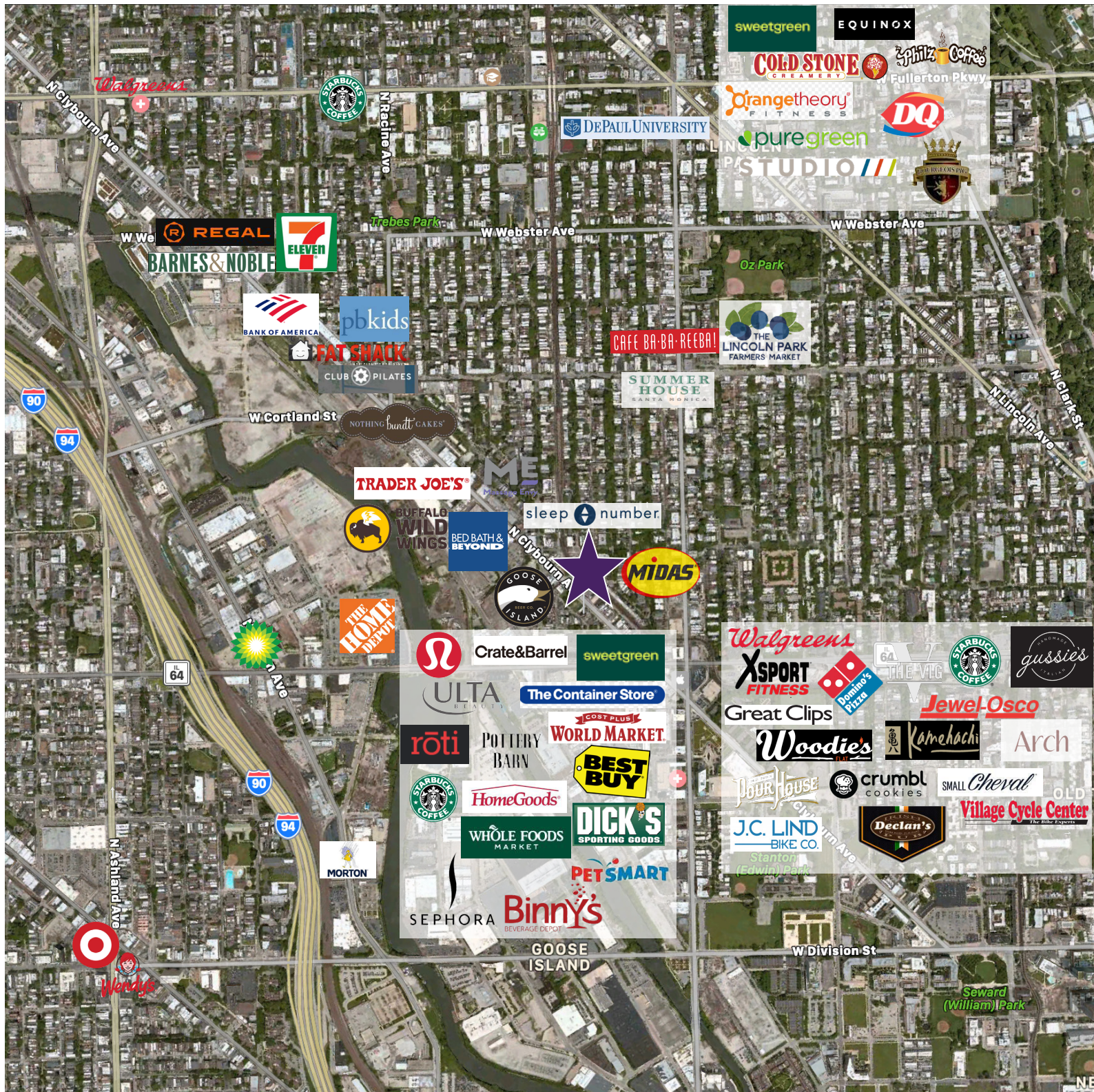
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MILLENNIUM PROPERTIES R/E

For Sale: Prime Commercial Condo in Clybourn Corridor

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