

**FOR SALE OR LEASE IN JEFFERSON PARK
TWO-STORY MIXED-USE BUILDING
WITH COMMERCIAL KITCHEN/BAKERY**



BRING YOUR BAKERY, CATERING, COMMERCIAL KITCHEN, BREWERY, DISTILLERY, ROASTERY, FOOD BUYERS!

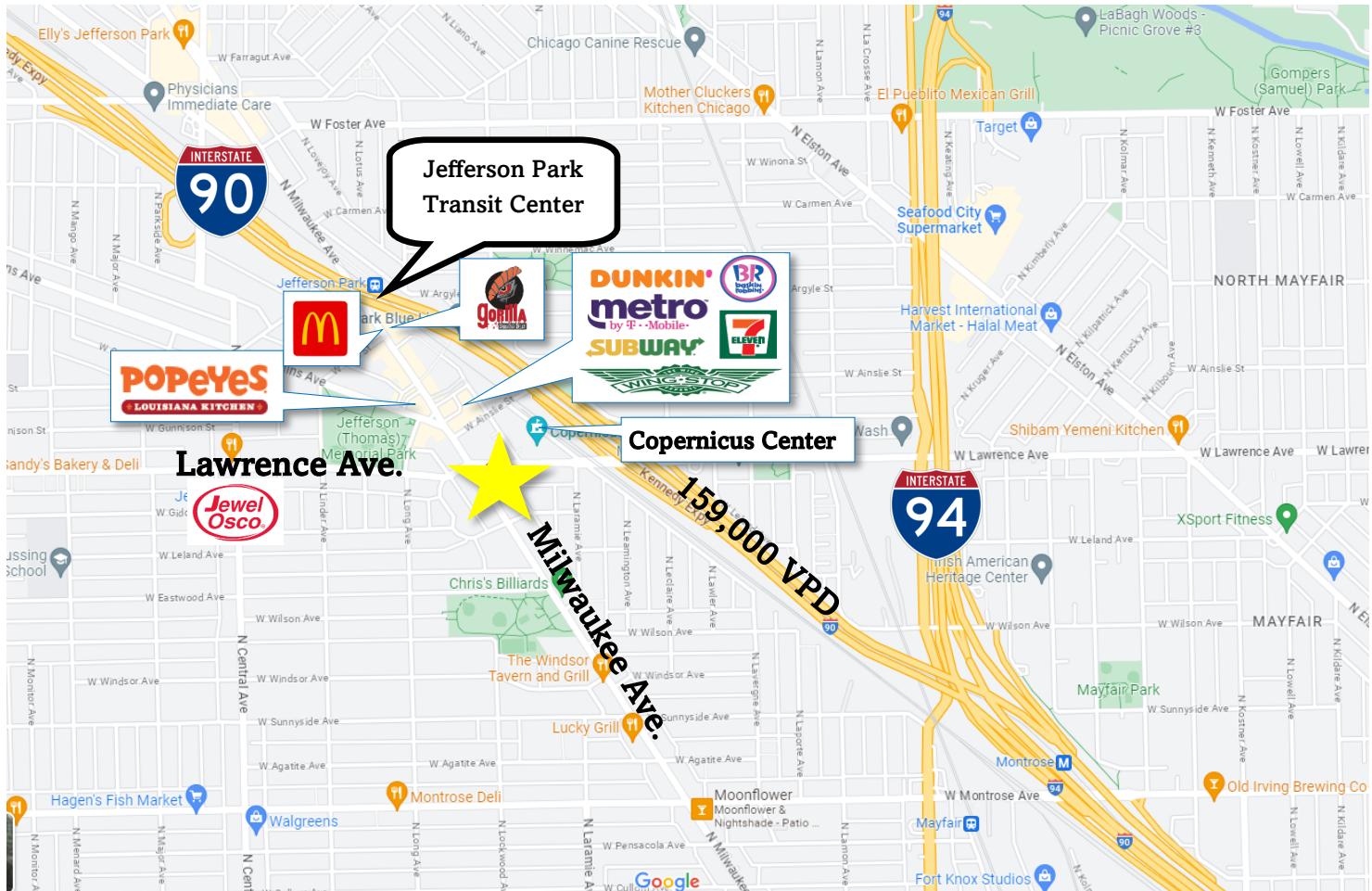
Sale Price:	\$1,195,000 \$1,150,000	Parking:	5 Spaces
Lease Price:	STO	Clear Height:	12'
Building Size:	9,259 SF	Loading:	1 Dock
Land Size:	8,276 SF	<ul style="list-style-type: none"> HIGHLY VISIBLE COMMERCIAL BAKERY/KITCHEN WITH TWO STOREFRONTS 	
Zoning:	B3-2	<ul style="list-style-type: none"> WAREHOUSE/PRODUCTION AREA IN BACK 	
Taxes (2021):	\$13,674	<ul style="list-style-type: none"> EQUIPMENT INCLUDES COOLERS, FREEZERS, OVENS, FLOOR DRAINS (SMALLER ITEMS LIKE POTS, PANS, MIXERS, SHEETS, ETC ARE AVAILABLE FOR EXTRA WITH BUSINESS) 	
Year Built:	1924	<ul style="list-style-type: none"> TWO RENTED APARTMENTS EARNING \$3,000 TOTAL PER MONTH 	
Heating:	Gas		



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CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

MAP



- Steps from Lawrence and Milwaukee Intersection
- 4 minute walk to Copernicus Center—1,890 seat event venue.
- Nearby businesses include Wingstop, Dunkin, Popeyes, Polonia Book Store, Sunnyside Plants, Milwaukee's Food & Liquor, Chris's Billiards, Rex Tavern, Gale Street Inn, Jefferson Inn
- Traffic Count along Milwaukee Avenue is 13,100 VPD
- Blocks from the Jefferson Park Transit Center:

Lawrence CTA Blue Line Station Ridership
5,901 Average Weekday Riders
1,896,402 Annual Riders

Metra Jefferson Park Station Ridership
688 Average Weekday Riders



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