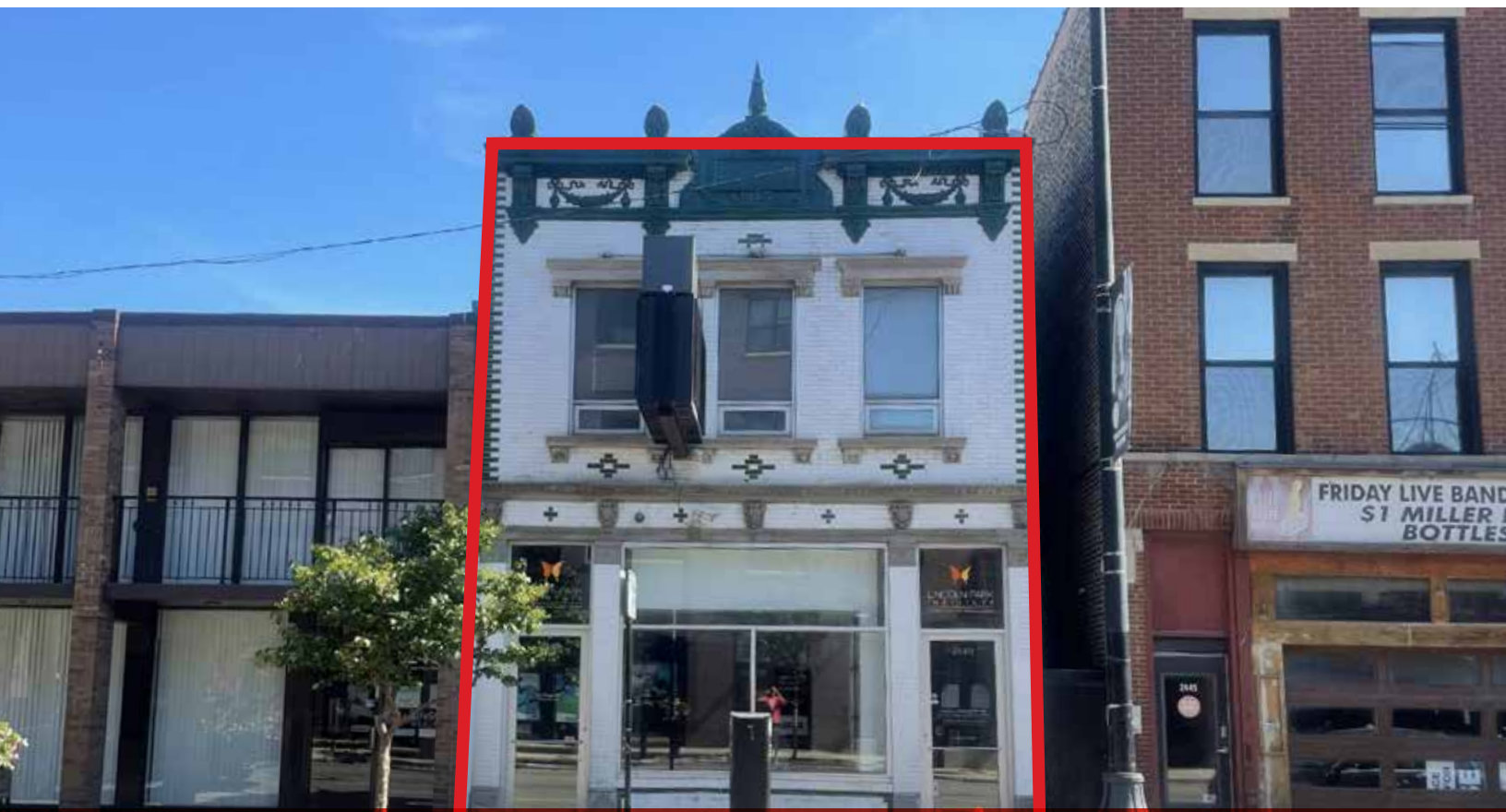




THREE STORY MEDICAL BUILDING

PROPERTY INFORMATION

- Multi-level fully finished medical / dental building in the heart of Lincoln Park rehabbed in 2003
- Approximately 5,400 sq. ft building over 3 levels
- Turnkey condition for Medical user
- Ability to perform outpatient surgery, dental, dermatology or any medical category
- Double entry doors leading to large reception area with waiting room
- Elevator building
- 10 procedure rooms all plumbed with water and gas
- 2 spa rooms or recovery rooms
- 3 bathrooms, kitchen and laundry room
- Two car garage
- Top floor office or small apartment for owner
- 4 HVAC systems all updated within last 6 years

- 800 amps of electric plus backup generator
- Building can be used for more than medical and easily transformed back to office or retail on a street exploding with new tenants
- Dense population with high vehicle and walking traffic
- Easy access to highways and all transportation types

2023 TAXES \$34,011

LOT SIZE 25x125

ZONED B3-3

ALDERMAN/WARD Timothy Knudson / 43rd

PRICE UPON REQUEST

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COMMERCIAL





Lincoln Park

Lincoln Park residents have it all – from the arts to its famed zoo – right in their backyard. It's no wonder the North Side neighborhood is one of the most sought after in the U.S.

The neighborhood includes quiet tree-lined residential blocks, top-rated schools, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

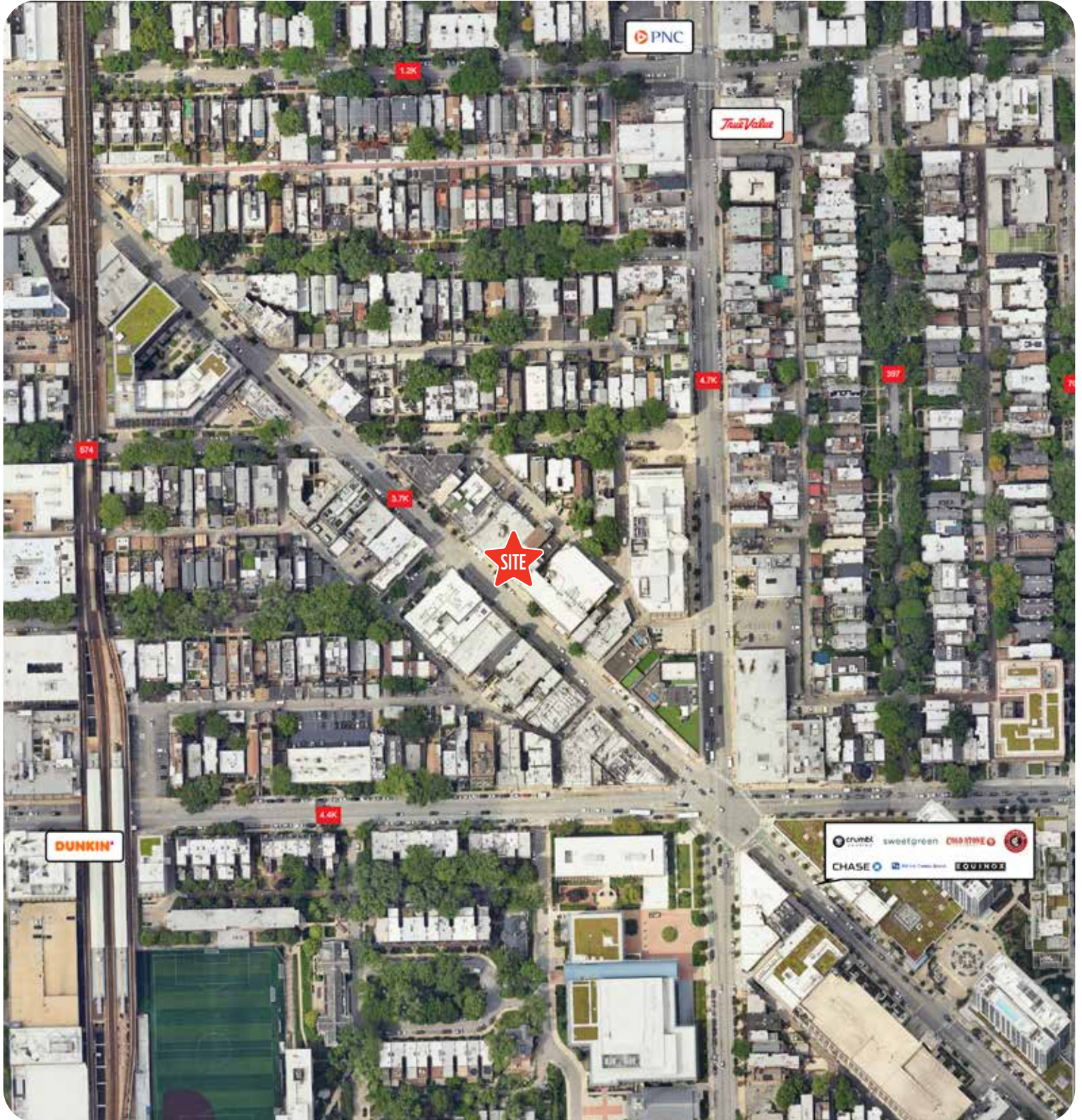
An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, where there's bound to be a volleyball tournament in action and beach-goers taking advantage of the kayak and Stand Up Paddle Board rentals. Then there's the parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.

With its location and mix of city parks, restaurants, bars, and theaters, Lincoln Park is virtually unrivaled among urban neighborhoods.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

88,610

3 MILE

491,955

5 MILE

1,018,033

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$206,953

3 MILE

\$177,082

5 MILE

\$148,673