



RETAIL SPACE FOR SALE

INVESTMENT OFFERING
2476-2478 N. Clark Ave.
Chicago, IL 60614

Presented by:
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2476 N Lincoln Ave

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■ PROPERTY INFORMATION

PROPERTY DESCRIPTION

2476-78 N. Clark St. Chicago IL 60614

EXCELLENT SPACE AND LOCATION FOR A COFFEE SHOP

New Construction in the heart of Lincoln Park in the Sheffield Depaul neighborhood near the intersection of Halsted & Fullerton Ave. Delivery Spring 2018. One of the most desirable neighborhoods for an affluent rental population who want to live near transportation, trendy restaurants, nightclubs, Lincoln Park and the lakefront.

Highly visible retail/office location with dramatic 13' ceiling height and exceptional storefront windows for great exposure and natural light. Property also for lease. Sheffield Depaul neighborhood near the intersection of Halsted & Fullerton. Heavy pedestrian and vehicular traffic, 1.5 blocks from Lincoln Common development (formally Childrens Memorial Hospital)

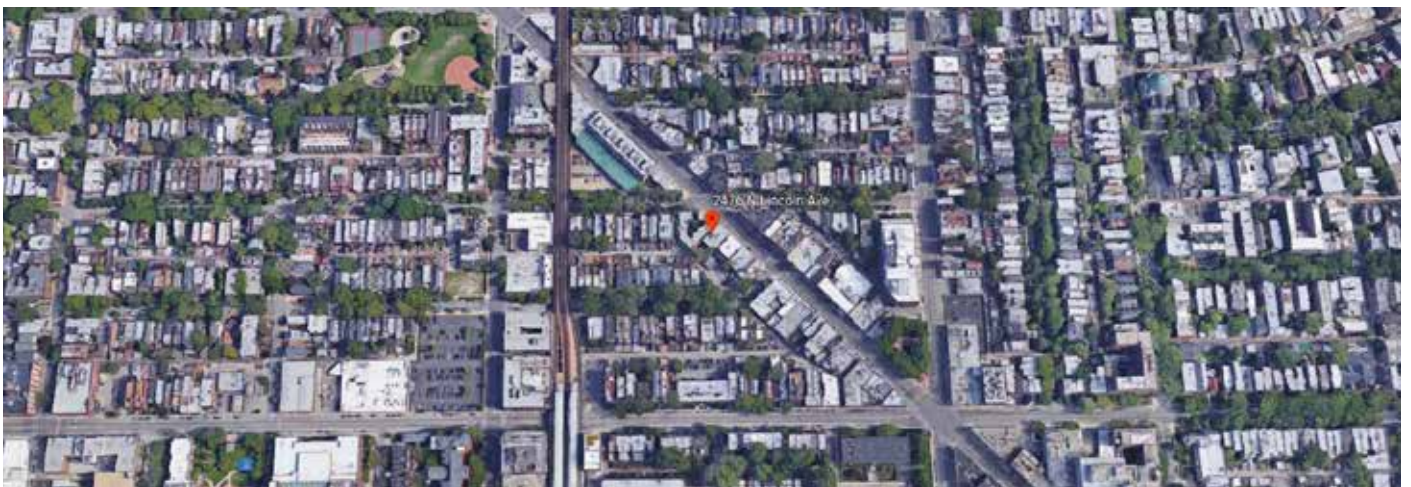
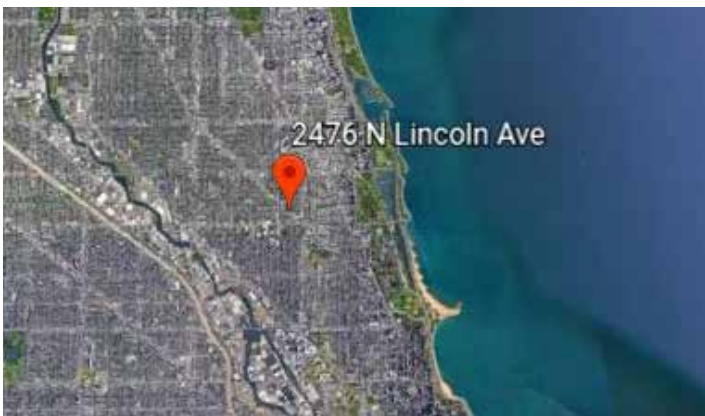
PROPERTY DESCRIPTION

Price:	\$399,000
Unit Size:	1,200 SF
No. Units:	1
Total Building Size:	8,800 SF
Property Type:	Retail
Property Sub-type:	Storefront Retail / Residential
Sale Type:	Owner User
Building Class:	C
Floors:	3
Typical Floor Size:	2,933 SF
Year Built:	1924
Tenancy:	Single
Lot Size:	0.14 AC
Parking Ratio:	0.79/1,000 SF
Walk Score:	32 (Car-Dependent)

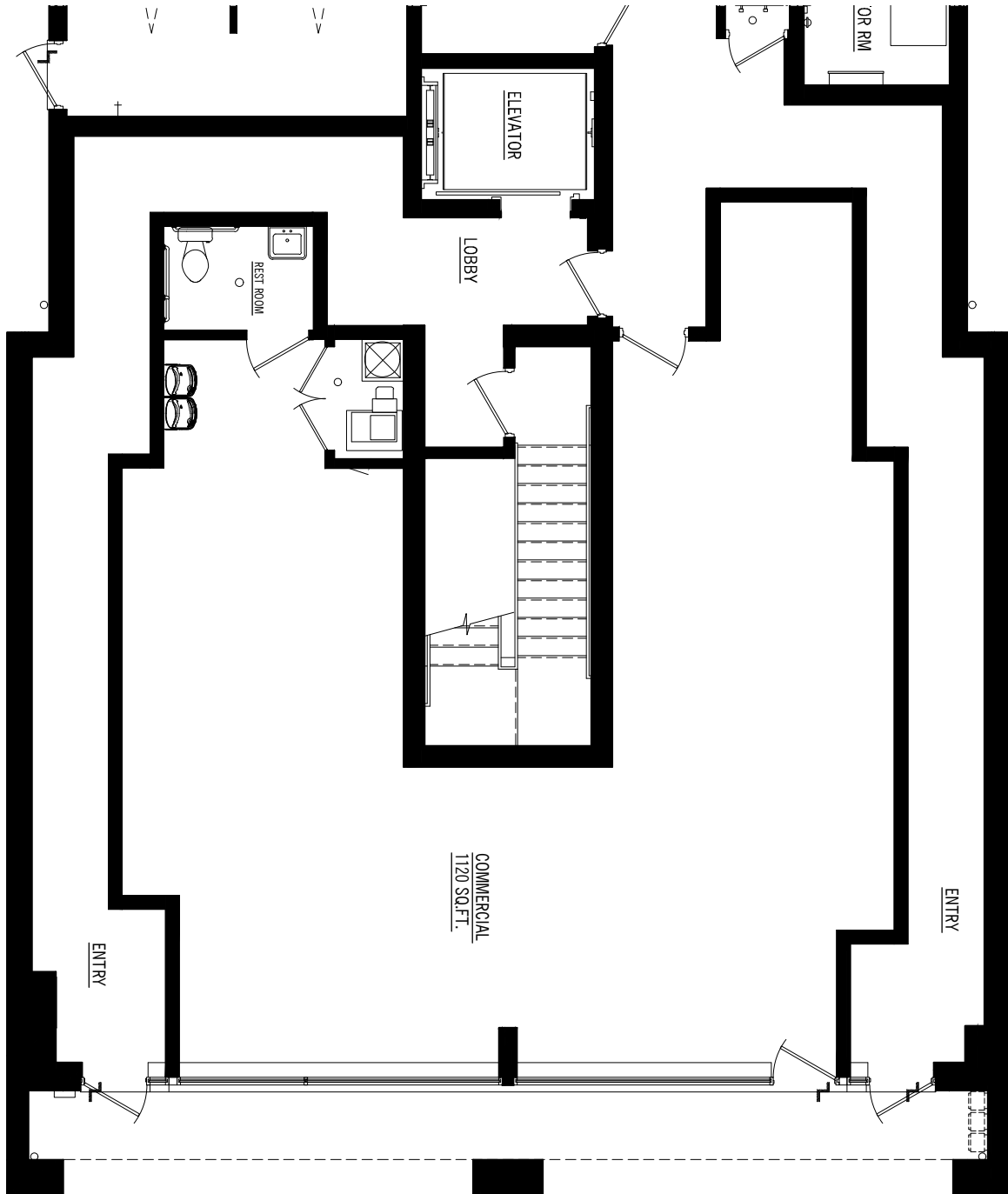
AREA DESCRIPTION

ZIP Code	60614
Township	Lake View – 63
Neighborhood	Park West
Cook County District	District 10, Commissioner Bridget Gainer
Community Area	Lincoln Park
Chicago Police District	District 19 - Town Hall

AERIAL OVERVIEW



FIRST LEVEL FLOORPLAN



RETAIL MAP



1. 2480-2482 N. Lincoln Ave Chicago IL 60614
2. 2441-2445 N Lincoln Ave Chicago IL 60614
3. 2464 N Lincoln Ave Chicago IL 60614
4. 800 W Altgeld St Chicago IL 60614 - WanderBikes Inc
5. 2468-2470 N Lincoln Ave Chicago IL 60614 - Quay Restaurant
6. 2463 N Lincoln Ave Chicago IL 60614 - The Bagelers Coffee House
7. 2501-2503 N Lincoln Ave Chicago IL 60614 - Buckleburry Home
8. 2465 N Halsted St Chicago IL 60614
9. 2428 N Lincoln Ave Chicago IL 60614
10. The Lincoln Common - Equinox Gym
11. The Lincoln Common - Starbucks
12. Elevate Lincoln Park
13. MB Bank
14. McDonald's

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