

2158 N Damen Ave

Bucktown

Chicago, IL 60647

FOR SALE / LEASE 1,750 SF

Stoplight Corner Retail / Cafe / Office



New retail in the heart of Bucktown
Corner location with excellent visibility

MILLER
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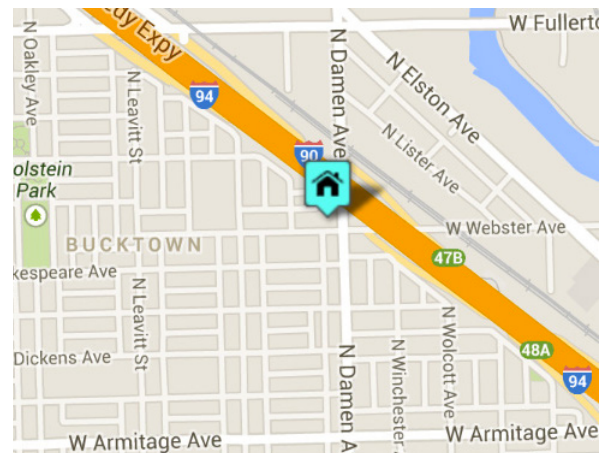
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Price (for sale): \$417,000
Monthly
Condo Assessment: \$91 / month
Price (for lease): \$23.50 / Sq Ft
Listing Type: For Sale / Lease
Property Type: Retail / Office
Lease Type: NNN
Size: 1,750 Sq Ft
Zoning: B3-3
Alderman: Waguespack



Highlights:

- Great location / adjacent to Kennedy expressway
- Perfect for a boutique / coffee shop / cafe / retail store / frozen yogurt shop / office
- Previously used as a coffee shop / cafe
- Close to move - in ready
- Extras are \$7.05 / Sq Ft consisting of CAM (\$2.56 / Sq Ft), insurance (\$0.16), & taxes (\$4.33)
- 2 ADA restrooms, front and rear entrances, floor drains, track lighting
- 14' ceilings
- 2 Electrical Panels - (400 amps and 250 amps)

DEMOGRAPHICS (2011 Estimates)

	1 Mile	3 Mile
Population	45,880	469,037
Households	24,023	256,239
Average Income	\$120,865	\$103,506

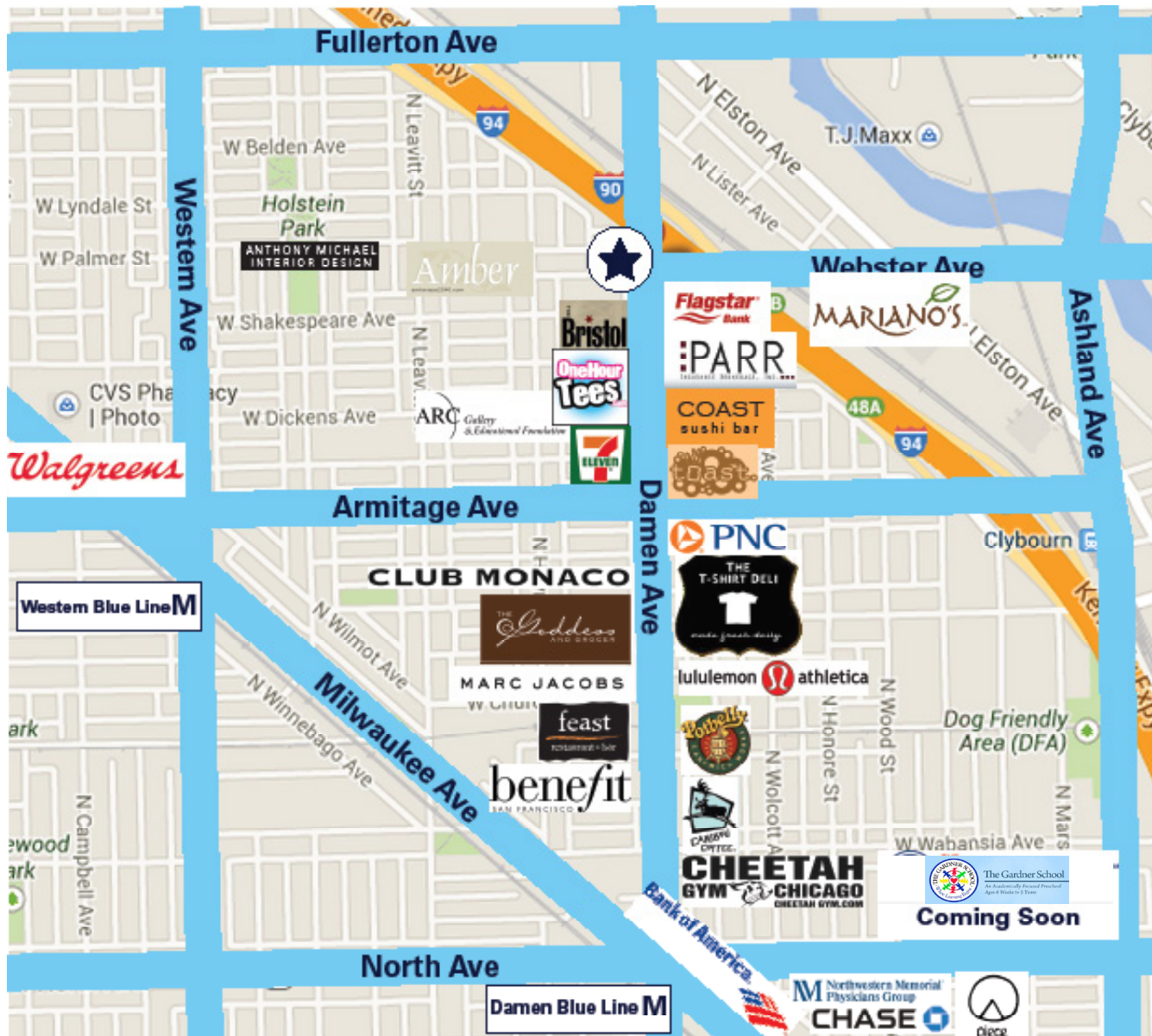
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