

**PRICE REDUCED! FOR SALE**  
**1,640 SF Office Condo in Bucktown**

**1636 N. Bosworth Ave.**  
**Chicago, IL 60642**



1,640 SF commercial condo in Bucktown. Finished office unit with multiple private rooms, conference room, reception area, and a kitchen. Excellent location with immediate access to I-90/94 and North Avenue. Walk to restaurants/shopping of Wicker Park/Bucktown. Steps to North/Ashland buses, walking distance to 606 Trail, 5 blocks to Clybourn Metra, 6 blocks to Division Blue line. Strong incomes in immediate area.

**SALE PRICE:** ~~\$399,000~~  
**\$350,000**

**TYPE:** Office Condo

**SIZE:** 1,640 SF

**ZONING:** C2-2

**WARD:** 36

**ALDERMAN:** Gilbert Villegas

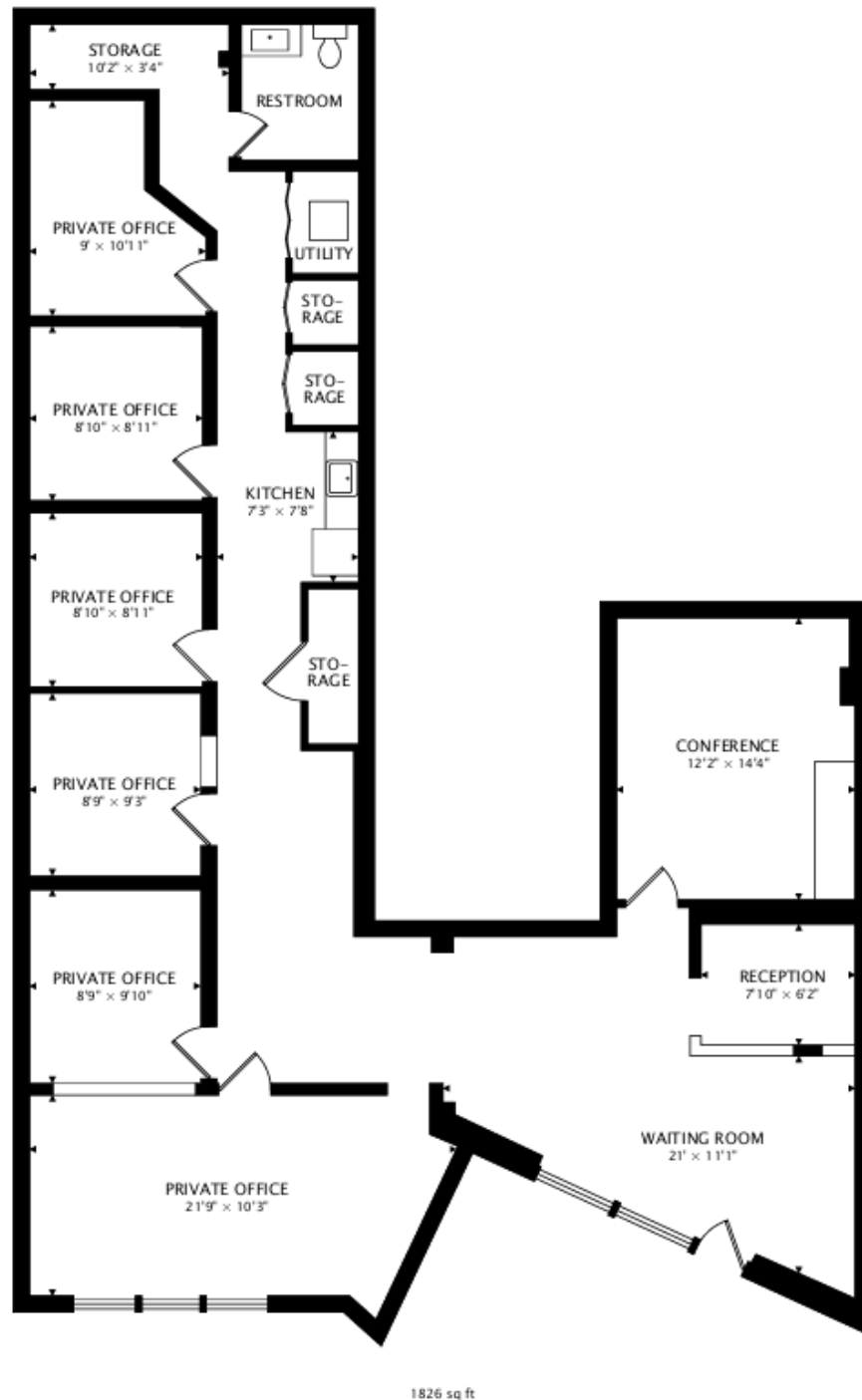
**CONTACT** Adam Schneiderman David Kaplan  
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847 826 4467 Mobile 630 294 8689 Mobile  
adam@straussrealty.com david@straussrealty.com

**STRAUSS**  
REALTY, LTD.

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# Floor Plan

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## Map



## Demographics

| POPULATION       | 1 MILE | 2 MILES | 3 MILES |
|------------------|--------|---------|---------|
| Total Population | 54,901 | 264,603 | 578,663 |
| Median Age       | 34.6   | 35.2    | 35.6    |

| HOUSEHOLDS          | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 25,769    | 132,757   | 299,070   |
| # of Persons per HH | 2         | 1.9       | 1.9       |
| Average HH Income   | \$181,951 | \$158,741 | \$148,077 |
| Median HH Income    | \$164,520 | \$128,503 | \$116,546 |

\*Demographic data derived from 2024 Estimates by Costar Research

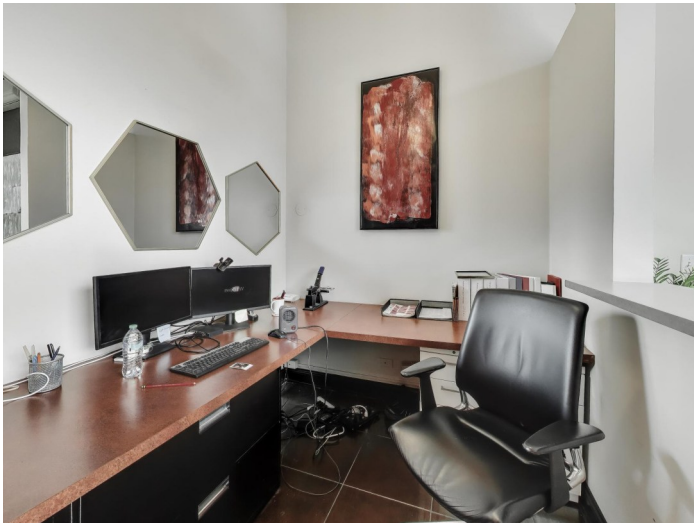
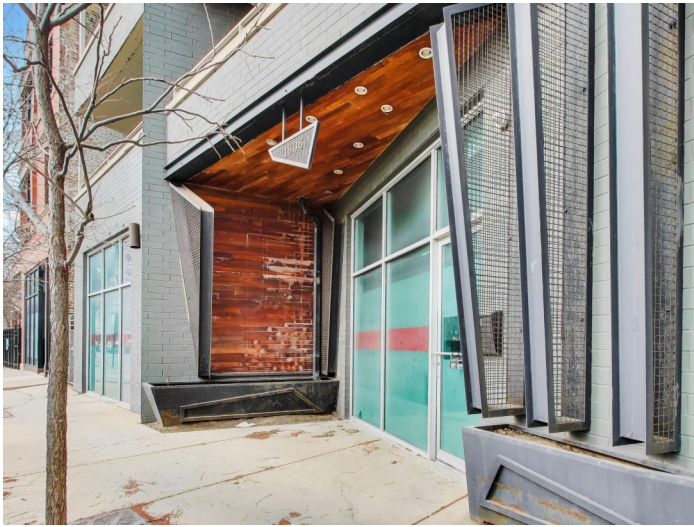
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# Interior

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