

4810-4820 North Western Avenue | CHICAGO 60625

FOR SALE

DEVELOPMENT/RE*DEVELOPMENT OPPORTUNITY

2-Story | $\pm 18,000$ SF Bldg | $\pm 8,276$ SF Lot | Zoned B3-2



EXECUTIVE SUMMARY

The JonBerg Group of Baird & Warner Real Estate, INC has been exclusively engaged to solicit offers to purchase the fee simple interest of the subject property located at 4810-4820 North Western Ave., Chicago, IL 60625 (the "Property"). This urban office/retail building is located in Chicago's dense and affluent Lincoln Square neighborhood. The subject property is zoned B3-2 and situated in a mixed commercial and residential city setting. Featuring a vacant two-story building $\pm 18,000$ SF GLA, and $\pm 8,276$ SF lot. *** Property boasts $\pm 90.03'$ of frontage on Western Avenue with the traffic counts exceeding 34,500 VPD! The latest neighborhood investments: such as new construction, condos, rentals, restaurants, nightlife, and supermarkets have steadily brought in new homeowners and tenants to this thrilling neighborhood of Chicago. The subject property presents the unique development/re-development opportunity to acquire a stand-alone building in the Lincoln Square district.

Offered At: \$4,950,000.00

THE JONBERG REAL ESTATE GROUP

"Adding value to every transaction"

"YOUR LOCAL SOLUTION"

THE JONBERG GROUP of Baird & Warner, INC is a full service commercial brokerage team specializing in the sale of all types of commercial, industrial & Investment properties.



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