

FOR SALE

Built Out Dental Office and Residential Apartment*
3900 W. Fullerton, Chicago, IL



2,000 SF Dental Office + 1,400 SF, 3 Bedroom, 2 Bath Apartment



*Operating Dental Office Also For Sale
rplamann@ddsmatch.com

SPACE DETAILS:

FIRST FLOOR 2,000 SF

2nd FLOOR
Apartment * 1,400 SF

DESCRIPTION

Two-story mixed-use (dental/medical office + residential) built in 1950. Turnkey dental suite: lobby, 3 operatories (expandable to 6 ops), x-ray room, 2 baths, lounge, storage

PARKING

6 off-street spaces

UPDATES

New exterior lighting and landscaping, new first floor windows, new vinyl flooring, fresh interior paint and new LED lighting.

ASKING PRICE \$695,000

- The 2nd floor apartment is a rented 3BR/2BA apartment that needs substantial work.



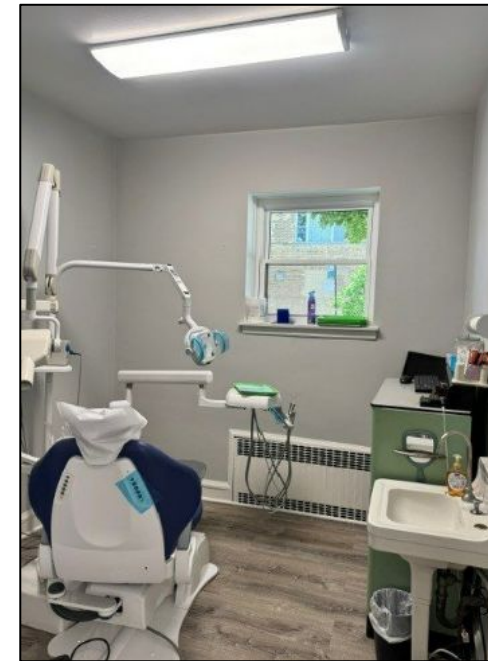
Reception



Break Room



Dental Operator - Suite 1

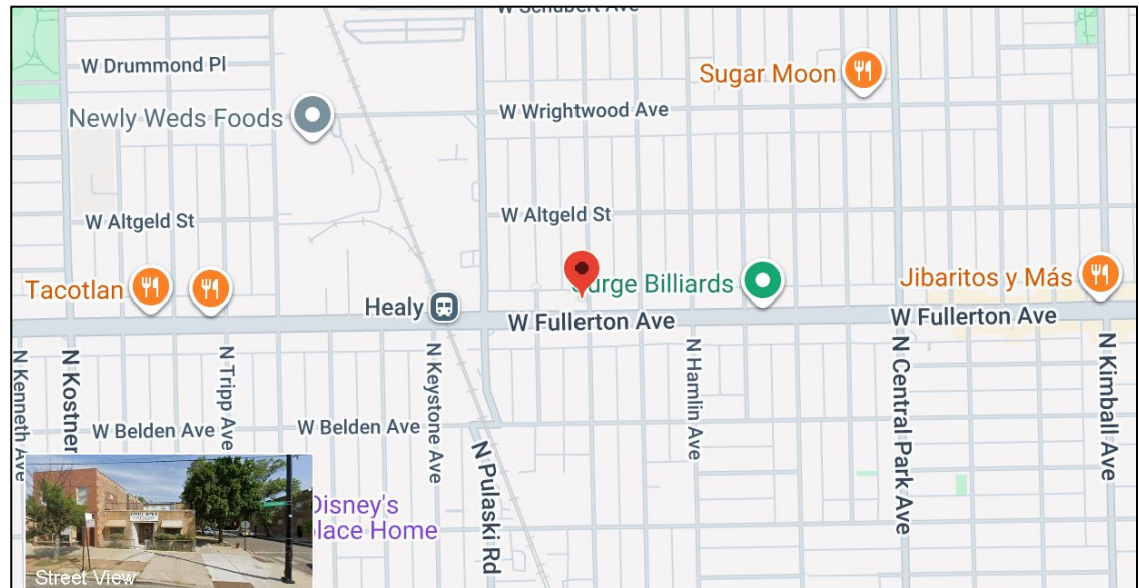


Dental Operator - Suite 2

Location Highlights:



- Minutes west of the bustling I-90/94 Kennedy Expressway interchange
- 13,000-20,000 vehicles/day
- Convenient off-street parking
- CTA #74 provides direct access to the property



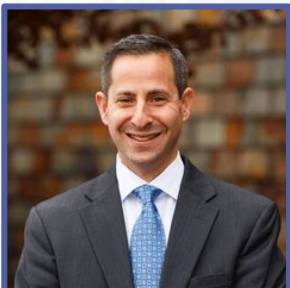
CONTACT FOR MORE

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Designated Managing Broker

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INFO:

Rex Plamann

Dental Practice Transitions

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Mark Brodson (“Licensee”) of Resource Commercial Advisors and Rex Plamann (“Licensee”) of DDSmatch Chicago are acting solely on behalf of the Owner of the real estate and any information given to the Licensees by the Purchaser may be disclosed to the Owner.

