



**COMMERCIAL**

**NEW PRICE: \$2,650**  
Rental Area: 1,250 Sq Ft

### Prime Commercial Rental Opportunity

#### Ideal Corner Location

Positioned at the bustling intersection of N Western Ave, Lincoln & Ainsle, this exceptional Logan Square commercial rental unit offers an unparalleled opportunity for businesses seeking prominence and visibility. Strategically situated at a stoplight and directly across from St. Matthias School and McDonald's, the property boasts a highly coveted location that guarantees a steady flow of pedestrian and car traffic throughout the day. Gross Lease. MLS #12013373

#### Key Features:

- √ 1,250 Sq Ft
- √ Fabulous Location
- √ Great Signage
- √ Lots of Natural Light
- √ Professional Build-out
- √ Turnkey Convenience

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**4857 N Western Ave.  
Chicago IL 60625  
In Lincoln Square**

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**FOR RENT**



### Prime Commercial Rental Opportunity: Ideal Corner Location

Location: Intersection of N Western Ave, Lincoln and Ainsle. Find us directly across from St. Matthias School and McDonald's. 1st Floor Commercial Space: 1,200 sq ft

- 1. Fabulous Visibility:** Marketed with an illuminated sign, this property ensures maximum exposure, capturing the attention of passersby and commuters alike. Its prominent corner location further enhances visibility, making it an ideal spot for businesses looking to make a lasting impression with this street level storefront.
- 2. Abundant Natural Light:** With high windows gracing every room, this rental unit bathes in natural light, creating a welcoming and energizing atmosphere for both clients and employees. Enjoy the benefits of a well-lit space while maintaining privacy, courtesy of the strategic window placement.
- 3. Professional Build-Out:** Meticulously designed with a clean and professional aesthetic, the interior of the unit showcases a top-notch build-out. Ideal for a variety of businesses including dental and medical, the space is move-in ready, allowing for immediate occupancy and seamless operations. With six well-appointed rooms, this rental unit offers versatility to accommodate a range of business needs and operations. Top quality granite counter tops. Whether utilized as office space, a medical facility, or a retail establishment, the layout can be easily adapted to suit diverse requirements. Building has a full height basement allowing for inexpensive changes to the plumbing and electrical if needed.
- 4. Turnkey Convenience:** Benefit from the convenience of a turnkey space, previously utilized as a dental office. 3 treatment rooms expandable to 4.

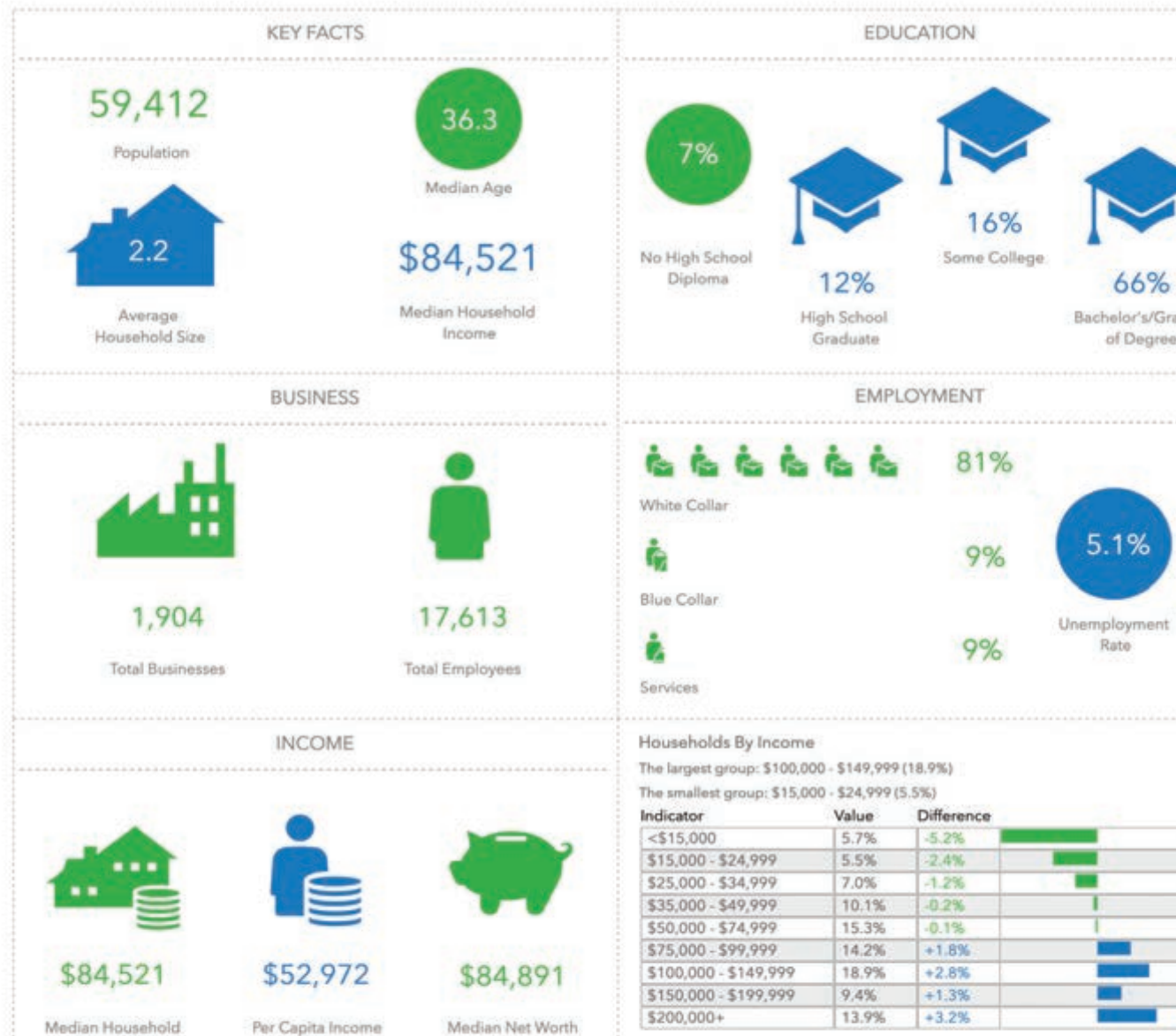
The existing build-out, including plumbing and electrical offers a valuable opportunity for businesses looking to minimize setup time and costs.

Street parking available. On major bus routes. Dental equipment availability and use is negotiable.

Don't Miss Out! Seize the opportunity to establish your business in this premier commercial space, where visibility, accessibility, and functionality converge to offer an unparalleled leasing opportunity. Schedule a viewing today to experience firsthand the potential that awaits within this exceptional rental unit.



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