

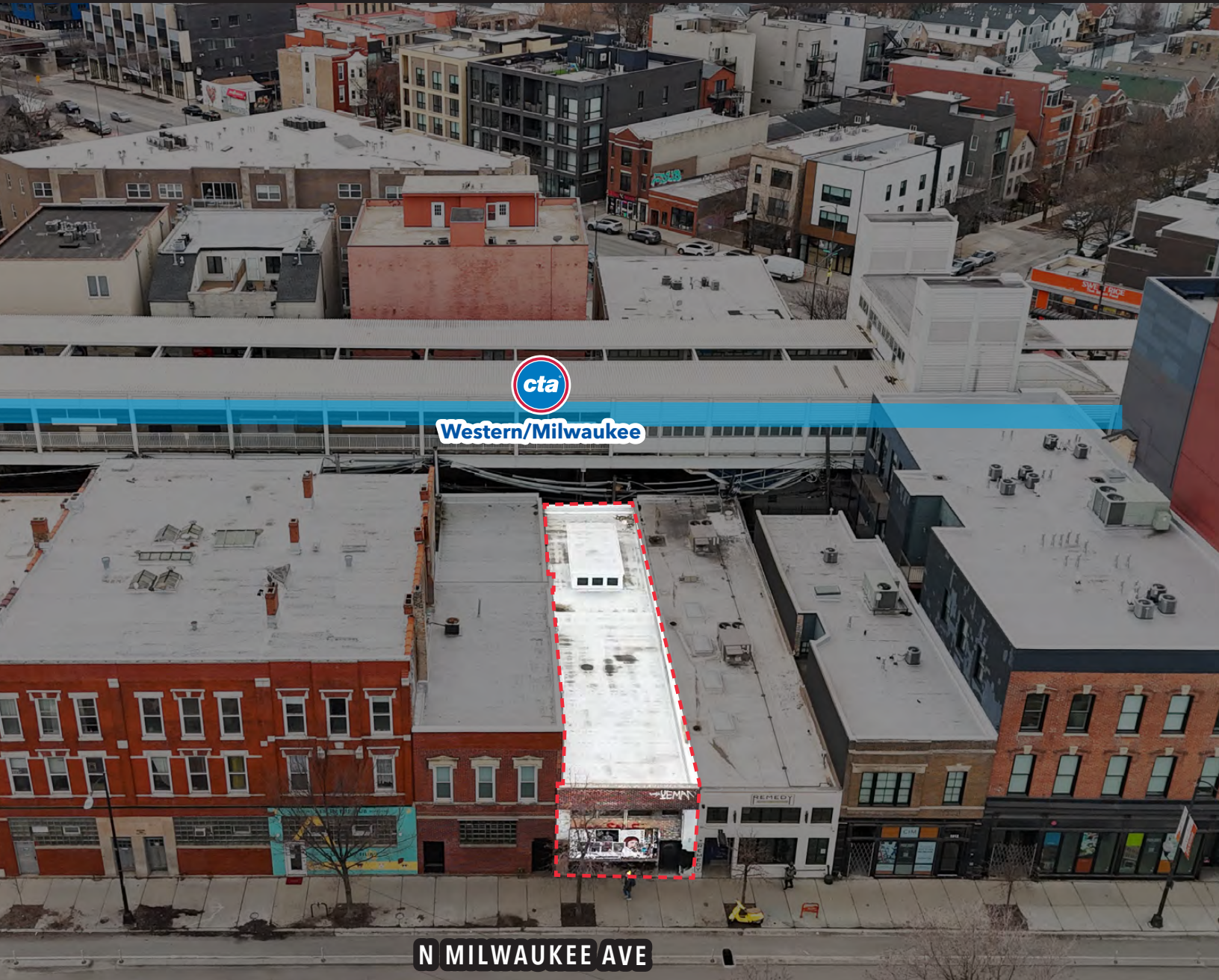
COMMERCIAL BUILDING FOR SALE

1908 N. Milwaukee Avenue

CHICAGO, IL 60647

*Where the
northwest side
comes together*

*At the crossroads of
Bucktown, Wicker Park,
and Logan Square*



Zach Pruitt
773.572.2268
zach@baumrealty.com

Brayden Schiff
312.585.8792
brayden@baumrealty.com

 **BAUM**
REALTY GROUP

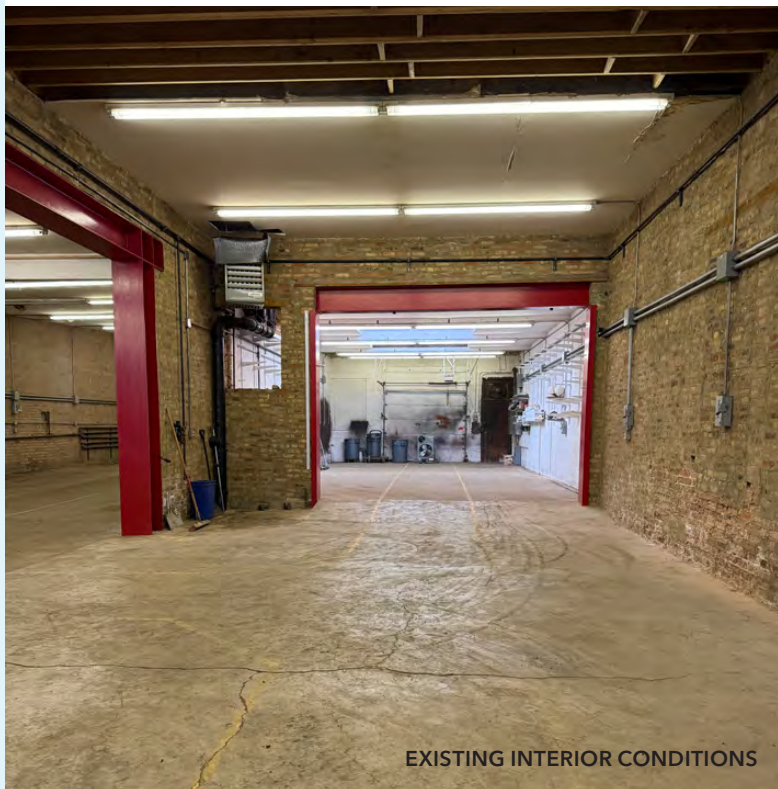
1908 N. Milwaukee Avenue

INVESTMENT HIGHLIGHTS

- + ± 2,200 SF single-story commercial building
- + Clear-span layout with column-free interior
- + Ideal for warehouse, showroom, light industrial, or flex users
- + Exposed brick and timber aesthetic with creative repositioning potential
- + Recently improved with 2017 roof and skylight replacement
- + Frontage along high-traffic N. Milwaukee Avenue corridor
- + Adjacent to Western Blue Line 'L' Stop, Milwaukee, Western and Armitage Bus Routes, and a 20-minute walk to Clybourn Metra Station

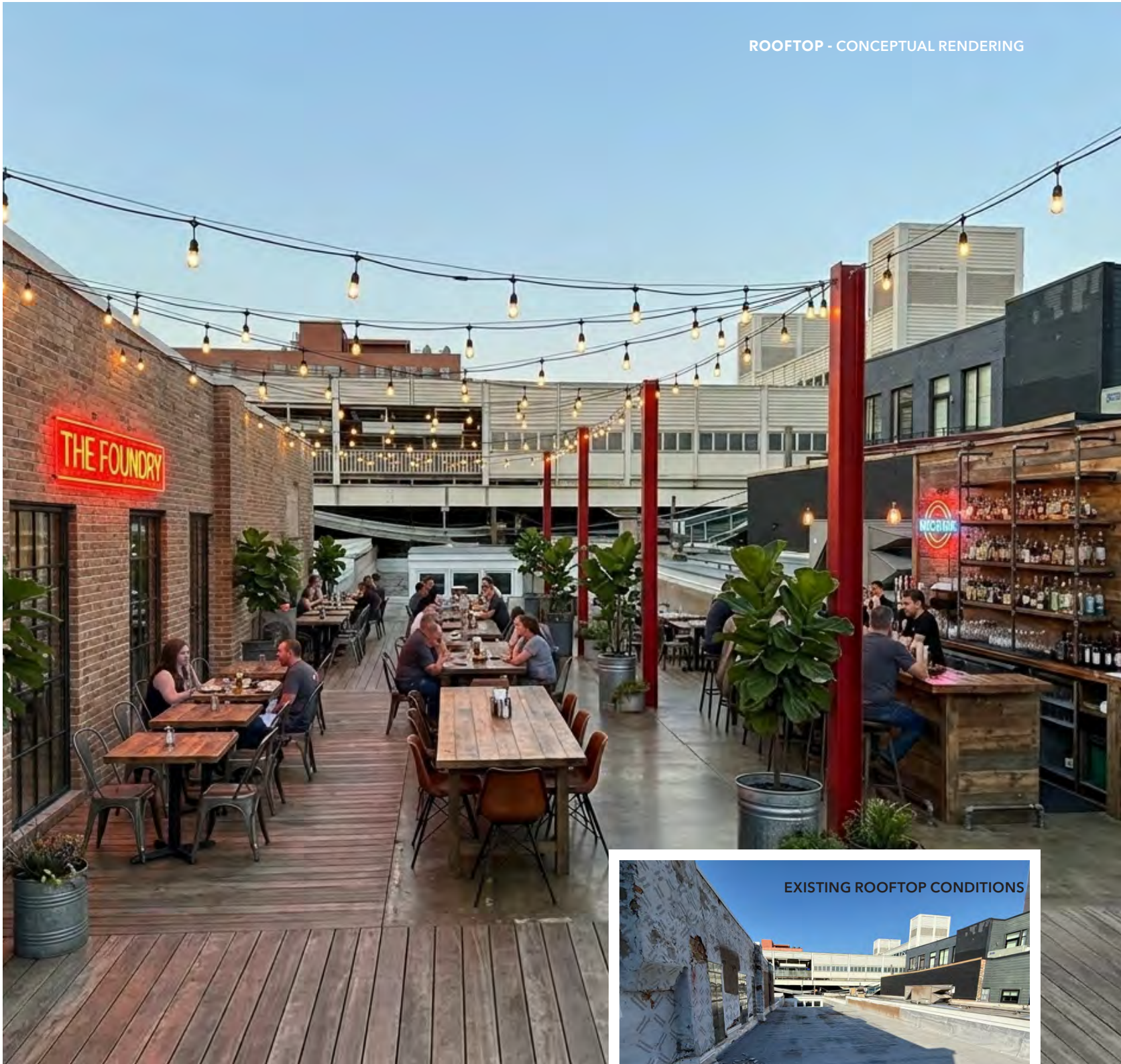
BUILDING INFORMATION

BUILDING SIZE:	±2,200 SF
CEILING HEIGHT:	Floor to Ceiling: 13' 6" Bottom of Beams: 11'
POWER:	400 AMP / 3-Phase
LOADING:	One (1) drive-in door at grade (10' x 10')
ZONING:	M1-1
2024 REAL ESTATE TAXES: <i>(Payable in 2025)</i>	\$24,383.62 (\$4.43 PSF)



EXISTING INTERIOR CONDITIONS

ROOFTOP - CONCEPTUAL RENDERING



EXISTING ROOFTOP CONDITIONS

AT THE CROSSROADS OF BUCKTOWN, WICKER PARK, AND LOGAN SQUARE

Where the Northwest Side Comes Together



EXCELLENT TRANSPORTATION ACCESS

Adjacent to Western Blue Line 'L' Stop, Milwaukee, Western and Armitage Bus Routes, and a 20-minute walk to Clybourn Metra Station



EXCEPTIONAL COMMUTER CONVENIENCE

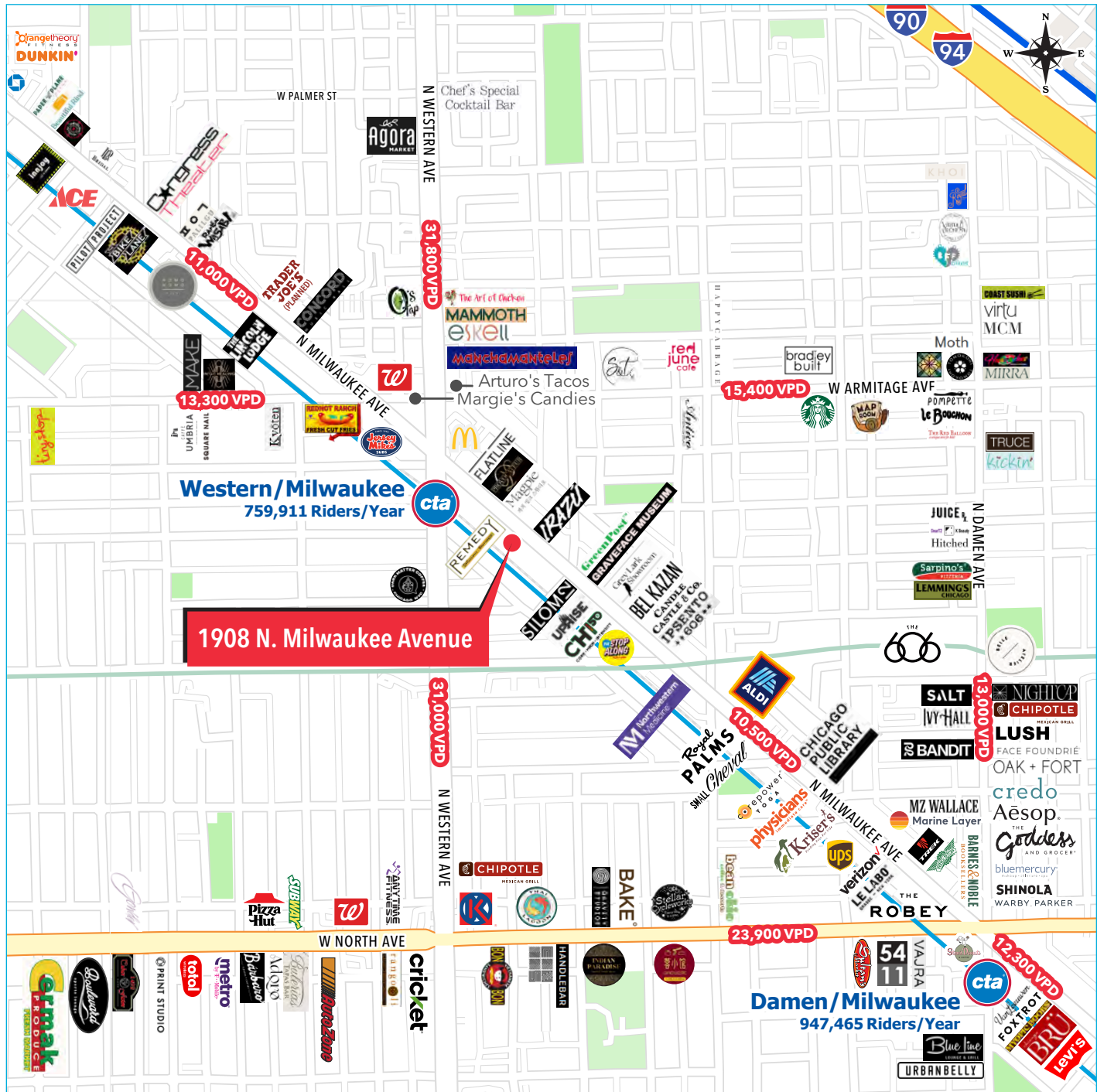
9.69/10 Transit Score and direct proximity to Chicago's urban core



NEIGHBORHOOD MAP

NORTH MILWAUKEE AVENUE CORRIDOR

Unbeatable Location



↑ AREA RETAIL MAP

NEARBY POINTS OF INTEREST INCLUDE:

CTA WESTERN BLUE LINE · **MARGIE'S CANDIES** · ZEN YOGA GARAGE · **THE 606** · ESKELL · SMALL CHEVAL
THE STOP ALONG · DARK MATTER COFFEE · ELECTRIC MUD · THE LINCOLN LODGE · SILOM 12
LIFE ON MARZ COMMUNITY CLUB · MAP ROOM · KYOTEN NEXT DOOR · BOU-K · UPRISE SKATE SHOP ·
YOLK · **IPSENTO COFFEE** · REMEDY · ALDI · **ROYAL PALMS SHUFFLEBOARD CLUB** · GREEN EYE · ESKELL
AND MANY MORE...



↗ THE STOP ALONG



↗ MARGIE'S CANDIES



↗ THE 606



↗ LIFE ON MARZ



↗ IPSENTO COFFEE



↗ ROYAL PALMS

COMMERCIAL BUILDING FOR SALE

1908 N. Milwaukee Avenue

CHICAGO, IL 60647

For more information contact:

Zach Pruitt

773.572.2268

zach@baumrealty.com

Brayden Schiff

312.585.8792

brayden@baumrealty.com



© 2026 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.

