

Bucktown Retail / Office Condo For Sale or Lease

1890 N. Milwaukee Avenue - #1A



Owen Wiesner
312.275.3119
owen@baumrealty.com

Ari Topper, CFA
312.275.3113
ari@baumrealty.com

Tyler Dechter
312.275.3132
tyler@baumrealty.com



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For Sale or Lease

1890 N. Milwaukee Avenue

Baum Realty Group, LLC has been exclusively retained to offer for sale or lease 1890 N. Milwaukee Avenue, an ±1,850 SF retail / office condo located in Chicago's vibrant Bucktown neighborhood. One designated on-site parking space and a storage room are included.

The space is currently configured for office use and features abundant natural light, 12' ceilings, and modern-industrial finishes that fit right in with the urban-cool aesthetic of the neighborhood.

This property presents an exceptional opportunity for either a new owner / user aiming to establish their presence or an astute investor seeking to capitalize on its prime location along Milwaukee Avenue.





1890 NORTH MILWAUKEE AVENUE
#1A

Property Details

Size:	±1,850 SF
Type:	Commercial Condo
Ceiling Height:	±12'
Parking:	1 designated space
Zoning:	B3-2
Taxes:	\$18,779.97 (2021 payable 2022)
Asking Price:	\$398,450
Rental Rate:	\$30 NNN

Site Highlights

- Retail / office commercial condo ideal for owner / user
- Unbeatable Bucktown neighborhood location along Milwaukee Avenue with exposure to 10,500 VPD
- Rare dedicated parking space included
- No HOA fee associated with property
- Within 1 block of the CTA Western Blue Line 'L' Station

1890 N. Milwaukee Avenue

Site Plan

N. MILWAUKEE AVENUE

- 1**
Milwaukee Avenue
frontage

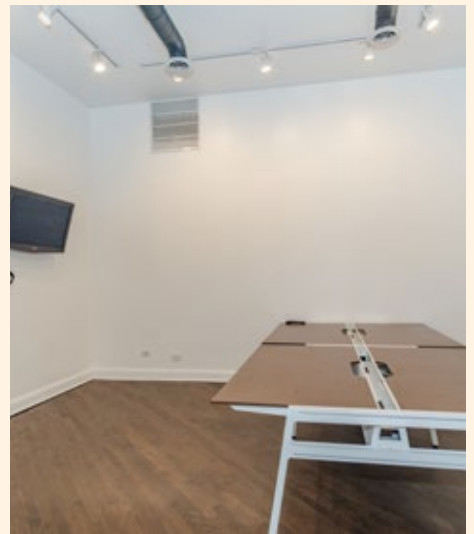
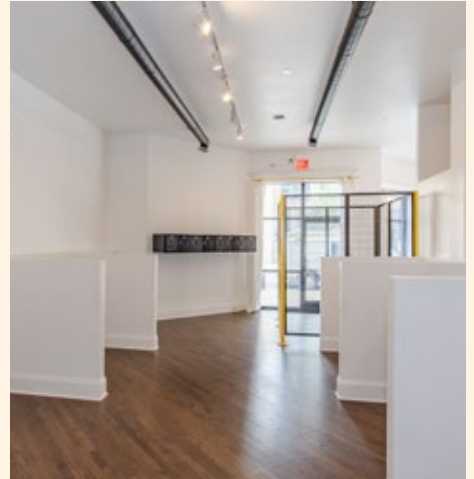
- 2**
±1,850 SF
Commercial Condo

- 3**
Storage Room

- 4**
1 dedicated on-site
parking space



1890 N. Milwaukee Avenue
Site Photos



↓↓ NEARBY POINTS OF INTEREST INCLUDE ↓↓

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



→ THE STOP ALONG



→ MARGIE'S CANDIES



→ THE 606



→ LIFE ON MARZ



→ IPSENTO COFFEE



→ ROYAL PALMS

Unbeatable Bucktown Location



→ Located within one of Chicago's most vibrant and desirable neighborhoods, 1890 N. Milwaukee Avenue offers effortless access to dining options, retail shops, bars, entertainment venues, public parks and green spaces, and public transportation.

Bicycle Super Highway

2,400+ bicyclists traverse Milwaukee Avenue daily

Walk Score: 95

1890 N. Milwaukee Avenue is in a walker's paradise

Ample Public Transit

Nearby transit includes CTA Blue Line, Metra (UP-NW & UP-N), and 3 bus routes

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