

FOR SALE OR LEASE – RETAIL / OFFICE CONDO

2205 W. Roscoe Street

CHICAGO, IL 60618



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2205 W. Roscoe Street

ROSCOE VILLAGE RETAIL / OFFICE CONDO FOR SALE OR LEASE

Baum Realty Group, LLC has been exclusively retained to offer 2205 W. Roscoe Street ("the Property") for sale or lease. The Property is a ±1,500 SF retail / office condo located in Chicago's Roscoe Village neighborhood, on the north side of the city. The Property is ideally situated along Roscoe Street, the neighborhood's main thoroughfare known for its eclectic mix of small shops, cafes, offices, and beloved restaurants & taverns.

Property Highlights

- + ±1,500 SF retail / office condo for sale or lease
- + Ideal for an owner / user
- + Ideal Roscoe Street corridor location in Chicago's Roscoe Village neighborhood



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Property Details

SIZE (SF):	±1,500 SF
ZONING:	B2-2
TAXES:	\$12,459
PIN:	14-19-319-056-1001
SALE PRICE:	\$365,000
LEASE RATE:	\$3,400 / Month

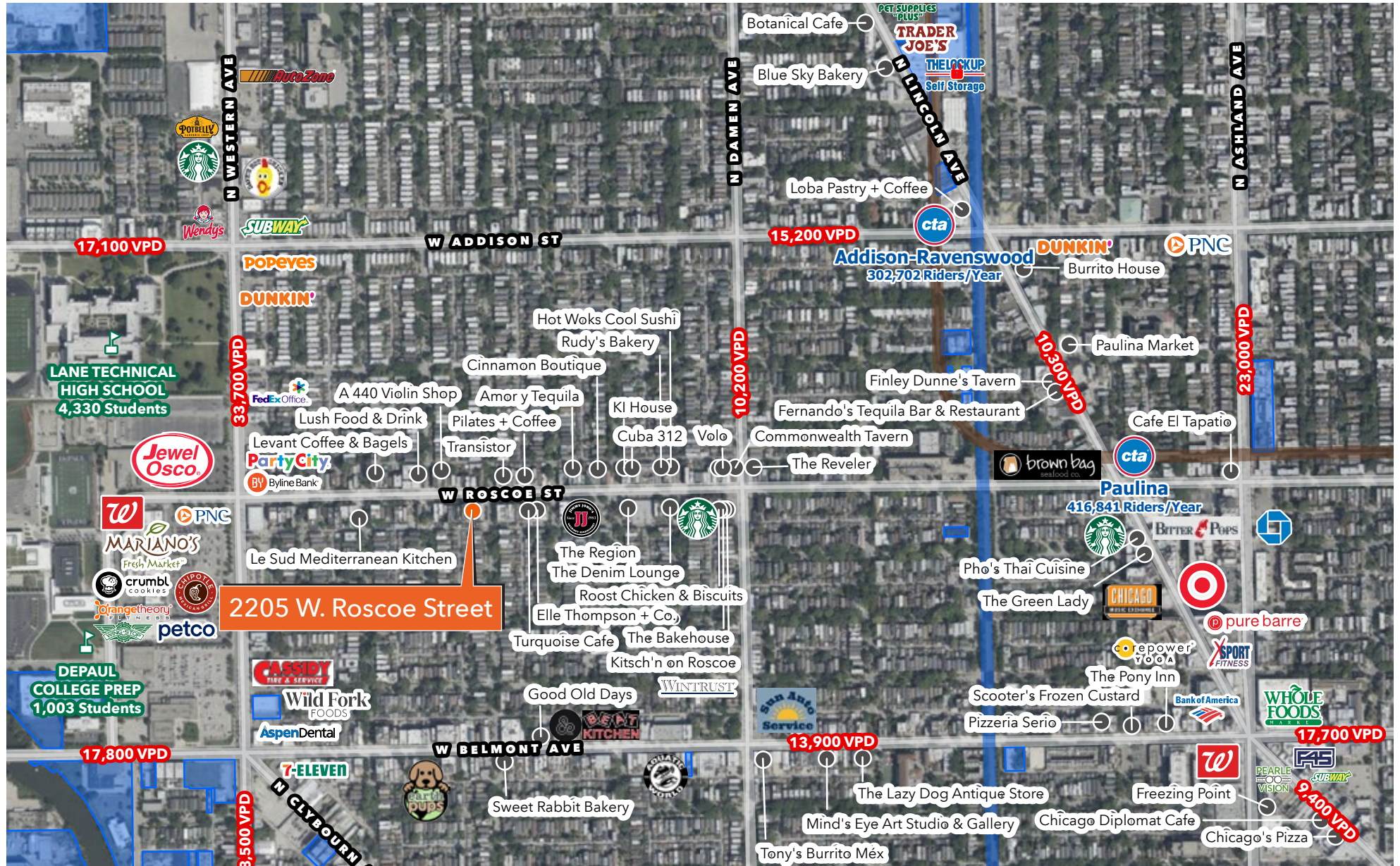


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KITSCH'N ON ROSCOE



LE SUD MEDITERRANEAN KITCHEN



RETRO ON ROSCOE ANNUAL STREET FESTIVAL



CONSTELLATION MUSIC & PERFORMANCE SPACE CHICAGO



VILLAGE TAP



VOLVO RESTAURANT WINE BAR

Area Overview

ROSCOE VILLAGE

Roscoe Village is a popular and eclectic neighborhood on Chicago's north side. The neighborhood's tree-lined streets offer a unique blend of modern amenities and old-world charm that appeals to families and young professionals. The neighborhood's main retail corridor, Roscoe Street, stretches through the center of the neighborhood. Roscoe Street is filled with bustling local restaurants, beloved taverns, independent boutiques, and laid-back coffee shops.

Roscoe Village is celebrated for its strong sense of community and an array of family-friendly activities, events, and green spaces. The annual Retro on Roscoe festival is a highlight, inviting visitors and locals to enjoy live music, antique vendors, and a classic car show, encapsulating the neighborhood's fondness for nostalgia mixed with contemporary lifestyle. Meanwhile, Hamlin Park serves as a communal gathering spot, offering athletic fields, a public pool, and playgrounds that enhance the area's family-oriented appeal. As a result, Roscoe Village continues to charm and captivate with its unique blend of commerce, culture, and community spirit.

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