

Welcome to Lincoln Ave Commercial



\$ 725,000



3740 N Lincoln, Chicago, IL 60613

- » MLS #: 12287389
- » Commercial | 3,100 ft²
- » -Over 130 ft of frontage and retail exposure on bustling Lincoln Avenue
- » -Walk score of 94, six min walk to Addison brown line and across the street from high volume Trader Joe's
- » -Two unique spaces with great layouts , excess light and retail exposure
- » More Info: Lincolninvestmentproperty.com



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New 5 year leases until 2030 with established tenants since 2019 . Perfect Armchair investment or 1031 exchange property. 3,100 sq feet of commercial space on bustling Lincoln Avenue divided into two individual storefronts. Unique property with over 130 ft of road frontage that allows for tremendous exposure and excess amounts of natural light in both spaces. Gross rental income effective March 1st, 2025 will be \$86,928/ year (\$7244/ month). In 2019-2020 both spaces were built out with updated flooring, bathrooms, lighting, paint, etc. The building also had a new full tear-off roof installed in 2021. Management company already in place if new owner wishes to continue. There are also two deeded garage parking spaces with a market value of approximately \$25,000 each included in the total price.

