

NEW 1ST FLOOR COMMERCIAL CONDO **3330 N. ASHLAND (LAKEVIEW)**



Location:

This site is located 2 blocks north of the busy six corner intersection of Lincoln, Belmont and Ashland and 1 block east of the El station at Lincoln and Paulina. It is just 4 doors north of Whole Foods and X-Sport Fitness Gym. Other area retailers include Gap, Tuesday Morning, Caribou Coffee, Starbucks, Blockbuster Video, Wishbone Restaurant, numerous banks, etc.. A new mixed-use development including up to 130 new condos and nearly 100,000 sq ft of commercial space is planned less than 2 blocks away. Ashland Avenue is the main north-south transit route through Lincoln Park and Lakeview up to Andersonville.

Traffic Counts,
Demographics:

- 27,000 vehicles per day on Ashland
- 2nd most trafficked CTA bus route (#9) in the city with 10 million rides per year.

	<u>1.0 mile</u>	<u>3.0 mile</u>
Population	67,305	551,337
Households	35,227	2458,369
Median Household Income	\$81,154	\$55,692

Building:

This is a new mixed-use 4-story masonry building with extensive detailing on the façade. The upper floors have three high-end residential condos. The first floor commercial space is suitable for a variety of professional office or specialty retail uses and offers the following features:

- Approx. 1,500 rentable sq ft.
- 35' of store frontage with large front windows and large façade for signage.
- B3 zoning

Delivery
Condition:

This space will be delivered as a “vanilla box+” with a new tenant-controlled HVAC system, ADA compliant washroom and recessed ceiling lights. Tenant-specific build-out can be provided by developer based on tenant credit and lease term (additional build-out costs at buyer’s expense or amortized into lease rate).

Sales Price: \$329,000, including 1 deeded parking space in rear

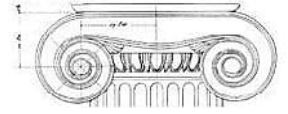
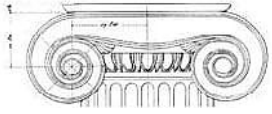
Lease Rate: \$25 per rentable sq ft, triple net

Pass-throughs: Taxes and Common Area Maintenance are to be determined (new,) estimated at approx. \$5-\$7/sq ft

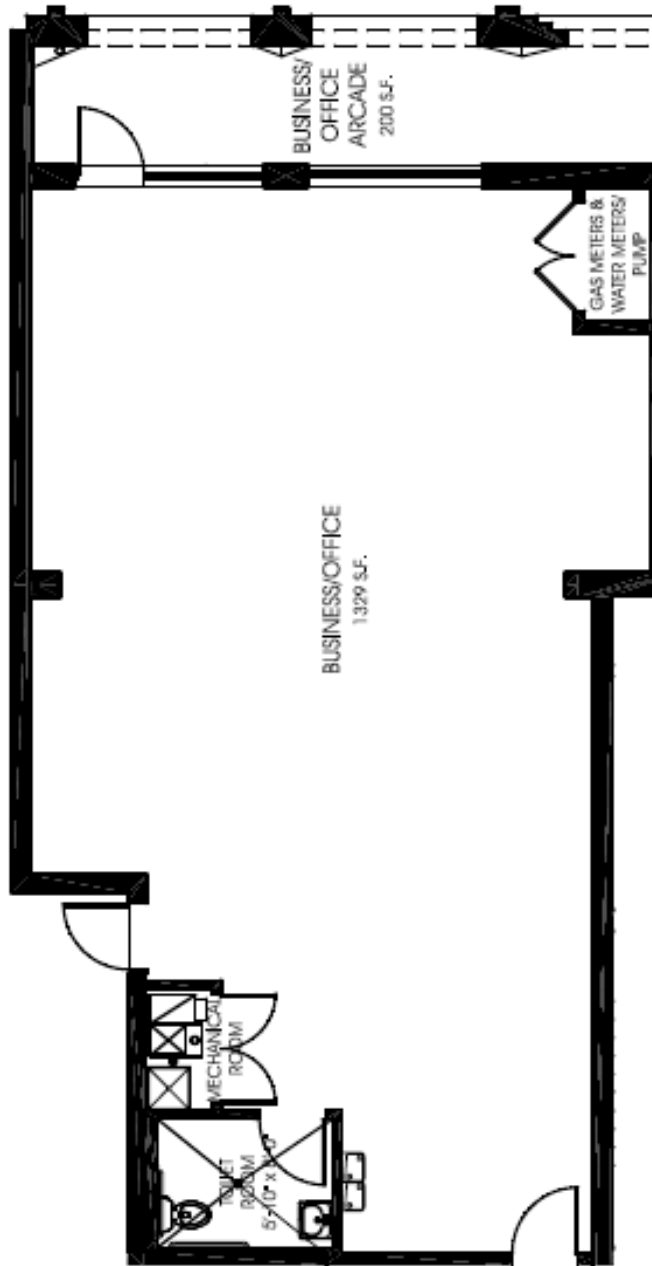
Availability: Immediate

For further information, please contact:

Scott Fithian
(773) 404-4314 (direct)
ScottF@lordcompanies.com



1st floor space plan



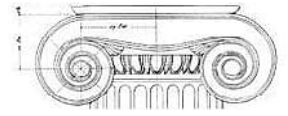
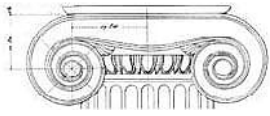
GROSS BUSINESS SPACE FLOOR AREA: 1529 SQ. FT.

(ALL SQUARE FOOTAGES & DIMENSIONS SHOWN ARE APPROXIMATE)

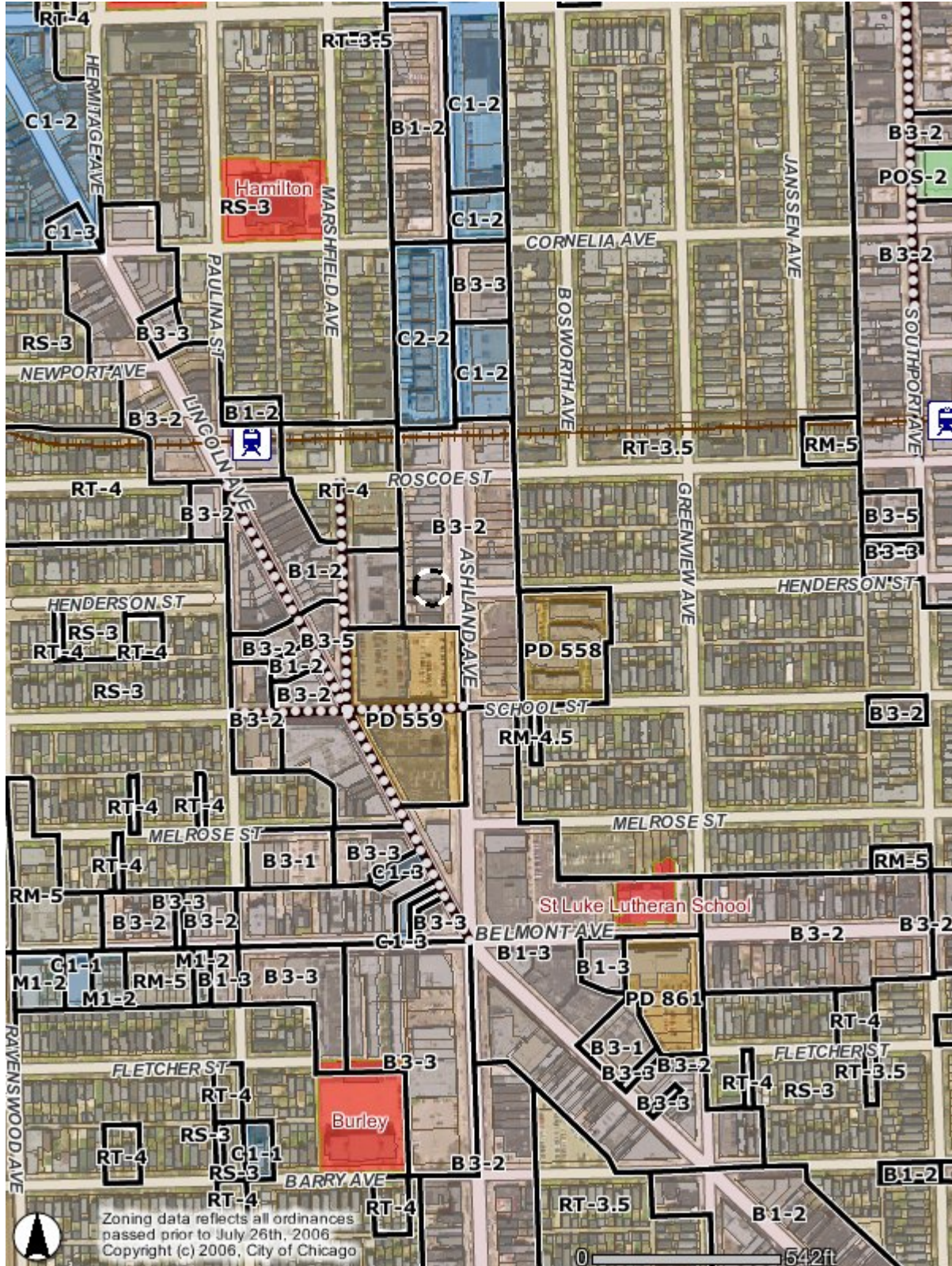
TENANT SPACE
FIRST FLOOR

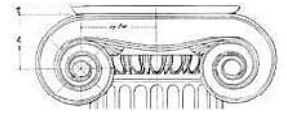
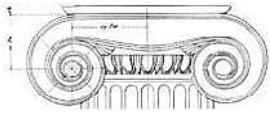


3330 NORTH ASHLAND AVENUE
CHICAGO, ILLINOIS 60657



Aerial Zoning Map





Property Data Sheet

Address:	3330 N Ashland Chicago, IL 60657	Description:	35 ft wide building with a 1,500 sq ft New Construction Commercial Condo for sale or for lease. One outdoor deeded parking space included in the sale price. Located just north of the thriving intersection of Lincoln, Belmont and Ashland. Steps from Whole Foods, Bank One, and LaSalle Bank. Ideal for user or investor. Vanilla box delivery.
Alderman:	Tom Tunney		
Annual Oper. Exp.	n/a		
Area:	Lakeview		
Assessments:	\$150 per month		
Available:	<30 days	Net Operating Income:	n/a
Basement:	No	Number Stories:	4
Bathrooms:	1 ADA washroom	Other AREA BUSINESSES:	Whole Foods, Xsport Fitness, Bank One, LaSalle Bank, Bank of America, Caribou Coffee, Blockbuster, GAP, Tuesday Morning
Bldg Age:	New Construction (2006)	Parking:	Parking Available
Bldg Expenses:	n/a	Parking Spaces:	One deeded space included in price
Bldg Type:	BRICK	Parking Type:	Outdoor
Cap Rate:	n/a	Plumbing:	New
Ceiling Heights:	12 ft	Property Type:	Commercial Condo
Ceiling Type:	DRYWALL	Repairs/ Maintenance:	Owner's Responsibility
Cross Streets:	Ashland & Henderson	Roof:	Rubber
Drive In Doors:	No	Sale Price:	\$350,000
Electric:	101-200 Amps	Security:	Owner's responsibility
Elevators:	No	Security Deposit:	Letter of credit or cash security deposit + personal guarantee
Environmental:	n/a	SqFt (Buildable):	8320
Frontage:	35 feet	SqFt (Max. Bldg):	8320
Gross Inc. (Rent Roll):	n/a	SqFt (per floor):	1529
HVAC:	Heat: Central Heat/Individual Controls, AC: Central individual	SqFt (Total):	1,529
Inspection:	n/a	Storage:	No
Insurance:	Owner's Responsibility	Taxes - Annually (Year):	Estimated at \$3-\$5 per sq ft
Land Area:	3,780 sq ft	Technology:	n/a
Lease Rate:	\$25.00, NNN	Public Transportation:	Brown Line El - Paulina Stop (.2 blocks)
Lease Term:	5 years +	Utilities:	Electric to site, Gas to site, Sanitary Sewer to site, Water to site
Loading Docks:	n/a	Year Built:	2006
Loop Net Number:	14805943	Year Renovated:	
MLS Number:	06281923	Zoning:	B3-2

Broker deems this information to be acquired from reliable sources, but makes no representation to accuracy. Information is subject to change.