# FOR SALE OR LEASE UNIQUE SINGLE STORY RETAIL BUILDING 5630 NORTH BROADWAY



#### **SPECIFICATIONS:**

**New Sale Price:** 

**\$650,000** \$715,000

**Reduced Net Rental Rate:** 

**\$11.00** \$20.00 PS

**Building & Land Size:** 

<u>+</u> 4,600 SF

#### **LOCAL NEIGHBORS:**





LITTLE BAD WOLF











Noah O'Neill noneill@rnrealty.com 312.245.5206

#### **ATTRIBUTES:**

- Rare find single tenant / single story urban building
- Unique, clear space, column free space with high ceilings
- Value add opportunity B1-3 zoning which allows for increased density
- Steps from the Bryn Mawr red line stop
- Tremendous signage / branding opportunity on busy Broadway
- Prime location in the heart of rapidly growing Edgewater
- Overhead garage doors in the front and rear of the building
- Flexible lease options contact broker for details

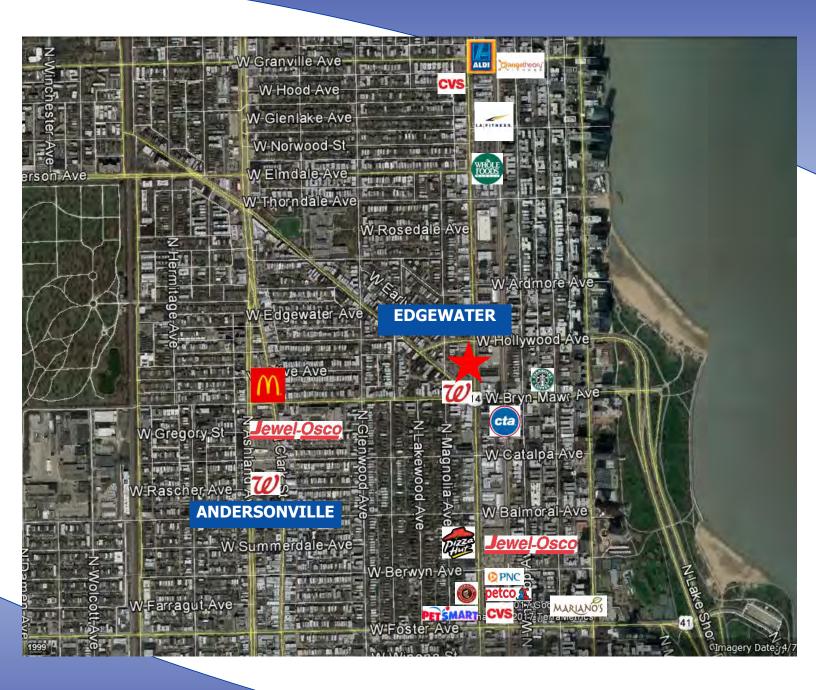
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RN Realty LLC

225 West Illinois, Suite 350, Chicago, IL 60654

WWW.rnrealty.com

### FOR SALE OR LEASE UNIQUE SINGLE STORY RETAIL BUILDING MARKET AERIAL

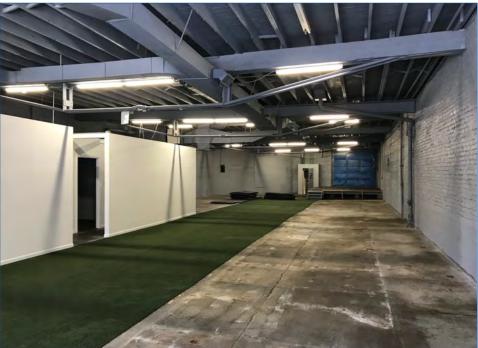




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## FOR SALE OR LEASE UNIQUE SINGLE STORY RETAIL BUILDING INTERIOR PHOTOS







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