

FOR SALE

1528 W Fullerton Ave, Chicago, IL

@properties[®]
COMMERCIAL



MIXED-USE BUILDING IN LINCOLN PARK - IDEAL FOR OWNER/OCCUPIER

Rare opportunity to acquire a comprehensively renovated, four-component mixed-use building on Fullerton Avenue in Chicago's Lincoln Park neighborhood. Significant improvements made in 2022, the property combines a street-level commercial space, a spacious upper-floor residential apartment, a partially finished and fully useable lower-level, and a stand-alone commercial garage - all on a single parcel. Ideal for an operator, investor, or live-work buyer seeking Lincoln Park real estate with income upside and room to grow. Property to be delivered vacant upon closing.

FOR SALE: \$1,150,000

2024 RE TAXES: \$19,086.28 (no exemptions)

VIRTUAL TOUR LINK

NATE GRILL

708.903.3520

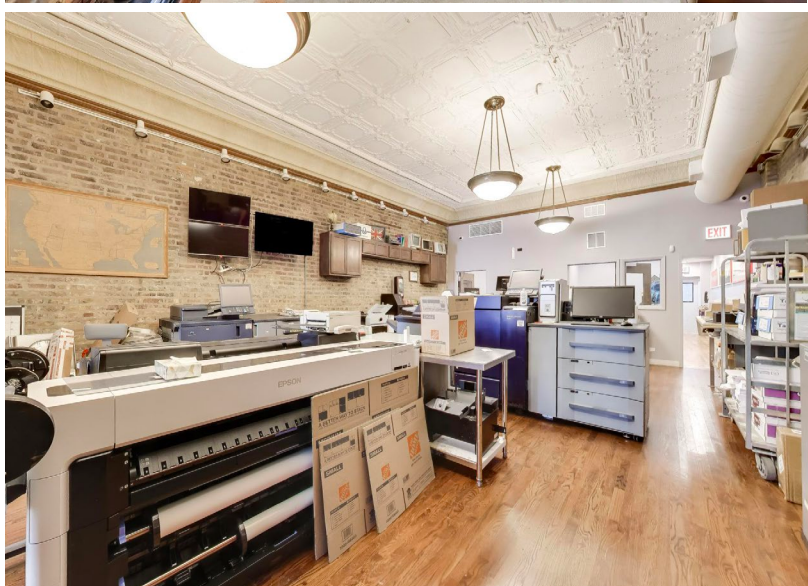
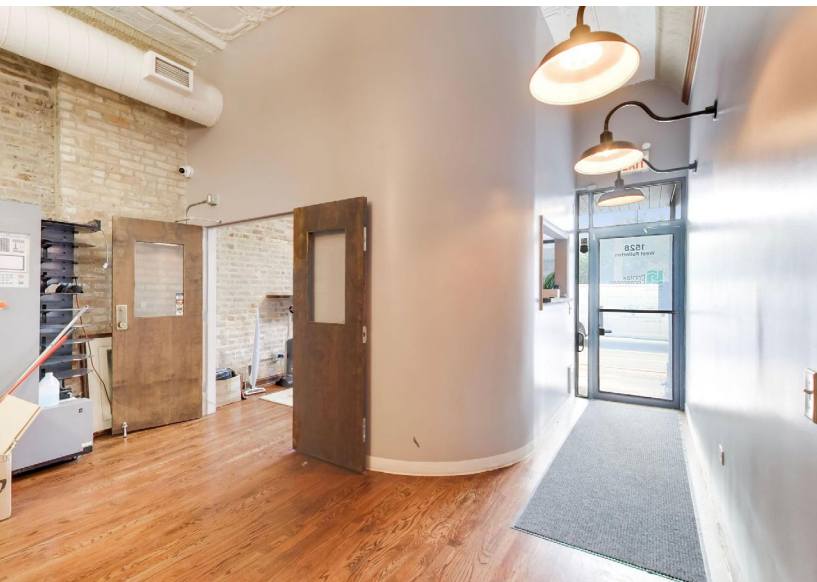
nategrill@atproperties.com

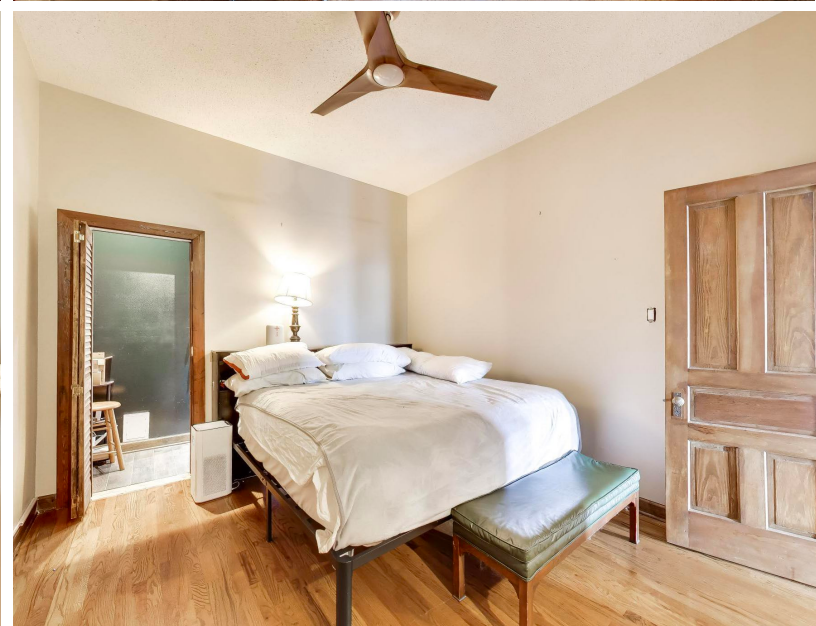
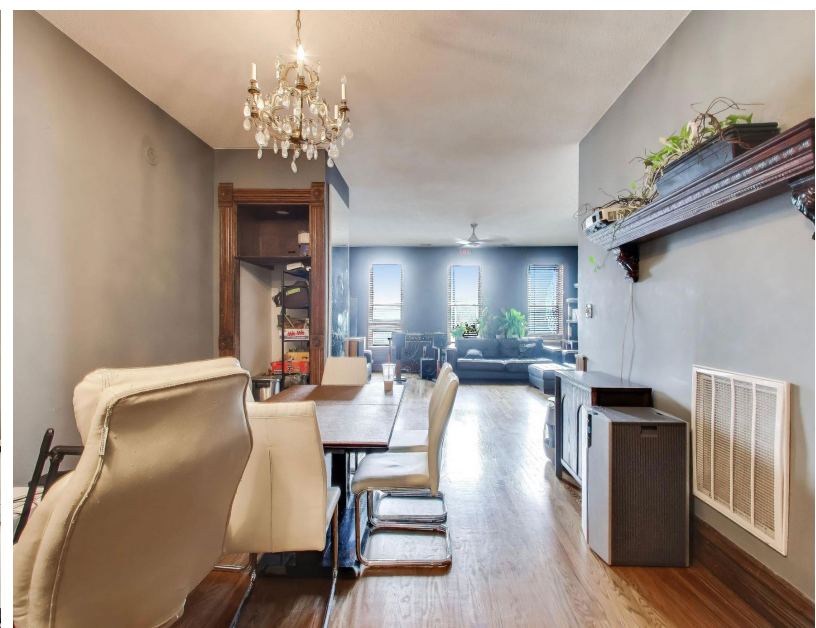
 atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

PROPERTY HIGHLIGHTS

- Four-component asset: street-level commercial space, upper-floor residential apartment, finished lower level, and a stand-alone commercial garage, all on one parcel
- Comprehensively renovated in 2022 with updated mechanical, electrical, and HVAC systems throughout
- Upper floor features a spacious 1,770 SF two-bedroom, two-bathroom residence with den, well-suited for an owner occupant or market-rate rental
- Lower level spans 1,770 SF of finished, climate-controlled space with independent access from both the front and rear. Will be highlighted as additional work/retail/storage space.
- Commercial garage is a standout component: appx 625 SF, equipped with a trench drain, dedicated 3-phase power, and a 10' x 12' overhead door with over 11ft of clear height
- Ample power: 400 AMP, 3-phase service supporting a wide range of commercial and industrial uses
- Up to four income-producing units possible, with flexibility to structure the tenancy to fit an owner-user or pure investment strategy
- B3-2 zoning accommodates a broad spectrum of commercial, service, and residential uses
- Prominent Fullerton Ave frontage with strong daily traffic counts and excellent street visibility

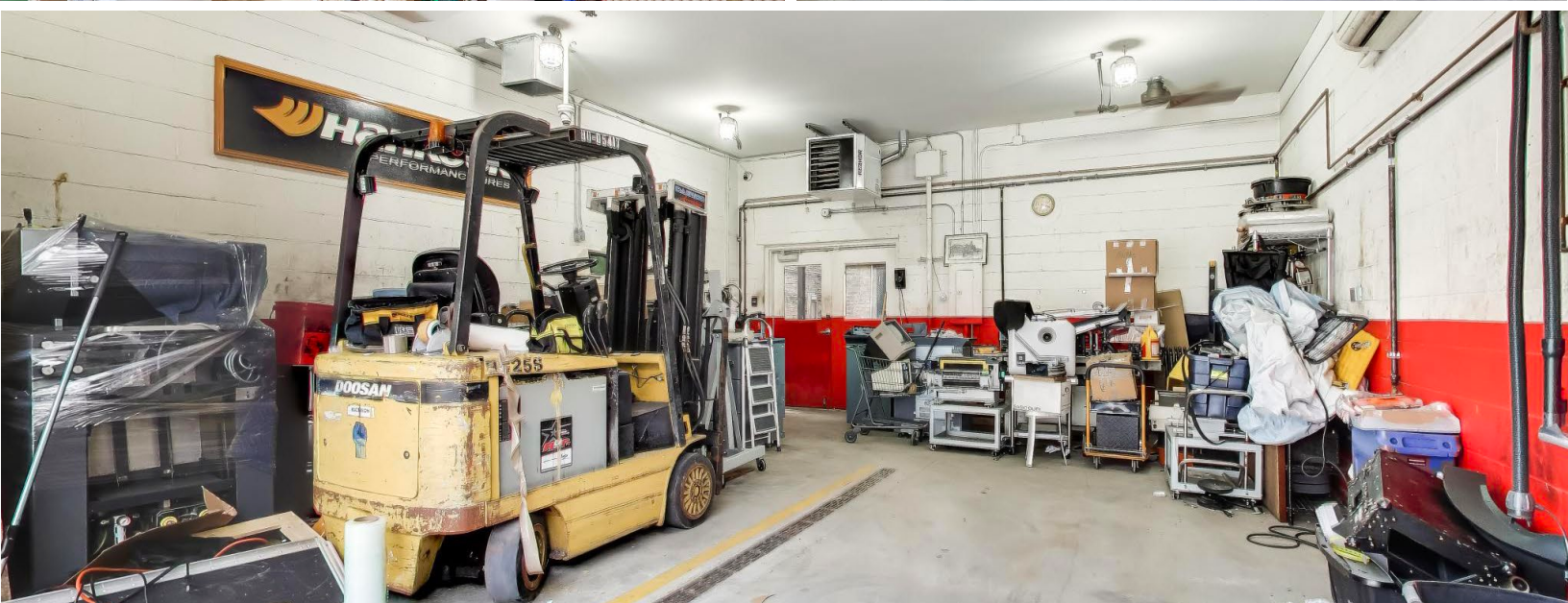




atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

@properties
COMMERCIAL

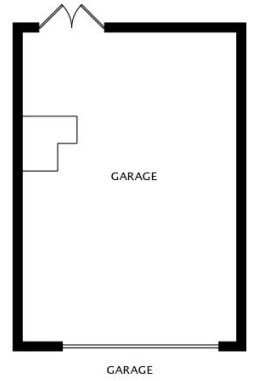
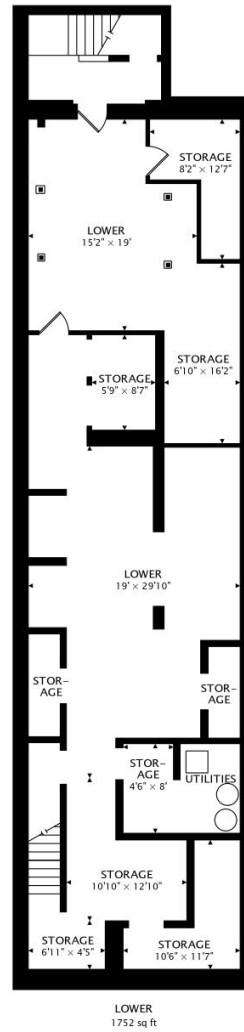
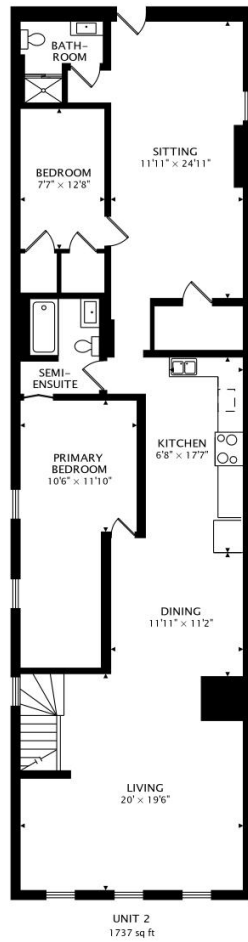
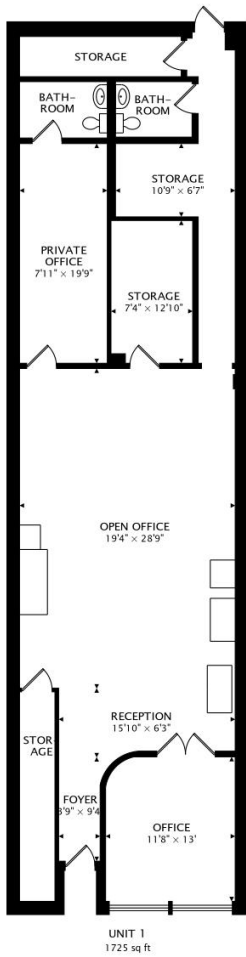


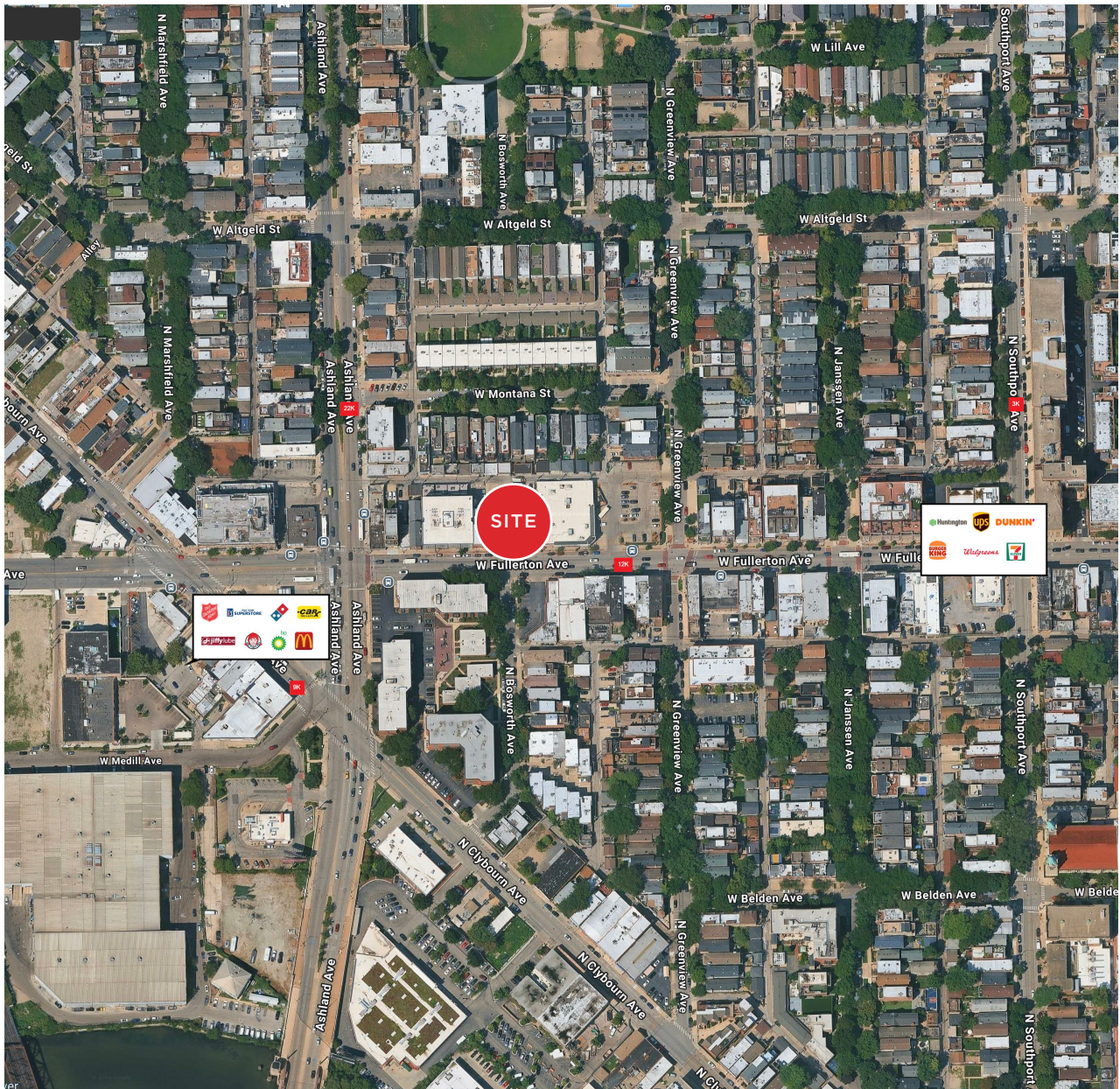
atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

@properties[®]
COMMERCIAL

floor plans





retail and traffic information

Lincoln Park residents have it all – from the arts to its famed zoo – right in their backyard. It's no wonder the North Side neighborhood is one of the most sought after in the U.S. The neighborhood includes quiet tree-lined residential blocks, top-rated schools, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots. Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.



demographics

	1 mile	3 mile	5 mile
2026 Estimated Population	58,676	576,197	1,190,257
2026 Estimated Households	26,237	302,673	579,904
2026 Estimated Average Household Income	\$294,311	\$196,713	\$167,673

atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

@properties
COMMERCIAL



NATE GRILL
708.903.3520
nategrill@atproperties.com