

FOR SALE // TWO-STORY COMMERCIAL BUILDING

# 5115 N. Ravenswood

RAVENSWOOD CORRIDOR // CHICAGO, IL 60640



Chuck Whitlock  
312.275.3133  
chuck@baumrealty.com



## 5115 N. Ravenswood // Chicago, IL

Baum Realty Group, LLC has been exclusively retained to offer for sale 5115 N Ravenswood Avenue, a two-story commercial building situated on a 50' x 125' lot in the Ravenswood Corridor. The property presents a prime opportunity for an owner-user or investor seeking a flexible-use asset in one of Chicago's most desirable North Side locations.

The first floor consists of 7,400 SF currently built out as office and treatment room space, while the second floor offers 3,600 SF of office space with ample natural light. The building includes a three-car garage, which can be expanded to a drive-up door to increase loading capacity and clear height.

The site's M1-2 zoning allows for a range of commercial and light industrial uses, making it ideal opportunity to reposition the building into true flex, warehouse, or commissary kitchen space with office on the 2nd floor.

<b>Current NOI:</b>	<b>\$30,670</b>
---------------------	-----------------

<b>Reduced Asking Price:</b>	<b>\$1,950,000</b>
------------------------------	--------------------

### PROPERTY HIGHLIGHTS

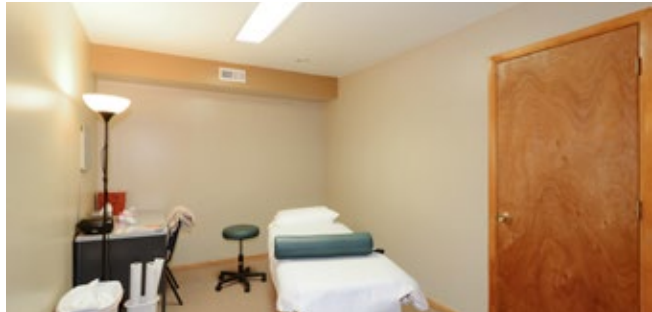
- + ±11,200 SF commercial building on a 50' x 125' lot
- + Desirable Ravenswood Corridor location just off Foster Avenue, near the Clark & Foster intersection in Andersonville
- + Perfect opportunity to reposition the building into true flex, warehouse, or commissary with office on the second floor
- + Three-car garage can be expanded to drive-up door with increased clear height for loading access
- + 8 minute walk to the Ravenswood Metra,  
4 min bike / 8 min bus to the Damen Brown Line station



## PROPERTY DESCRIPTION

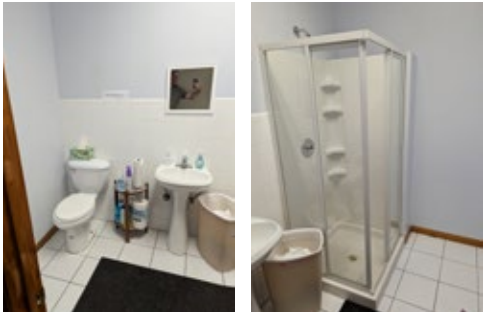
Address:	5115 N. Ravenswood Avenue, Chicago, IL 60640
County:	Cook
Neighborhood:	Andersonville / Ravenswood Corridor
Ward	40 - Alderperson Andre Vasquez, Jr.
Building SF:	11,200
Lot Size:	50' x 120'
Description:	Two-story brick commercial building
Zoning:	M1-2
PINs:	14-07-408-085-0000
2023 Taxes:	\$58,714.35





Chuck Whitlock  
 312.275.3133  
 chuck@baumrealty.com

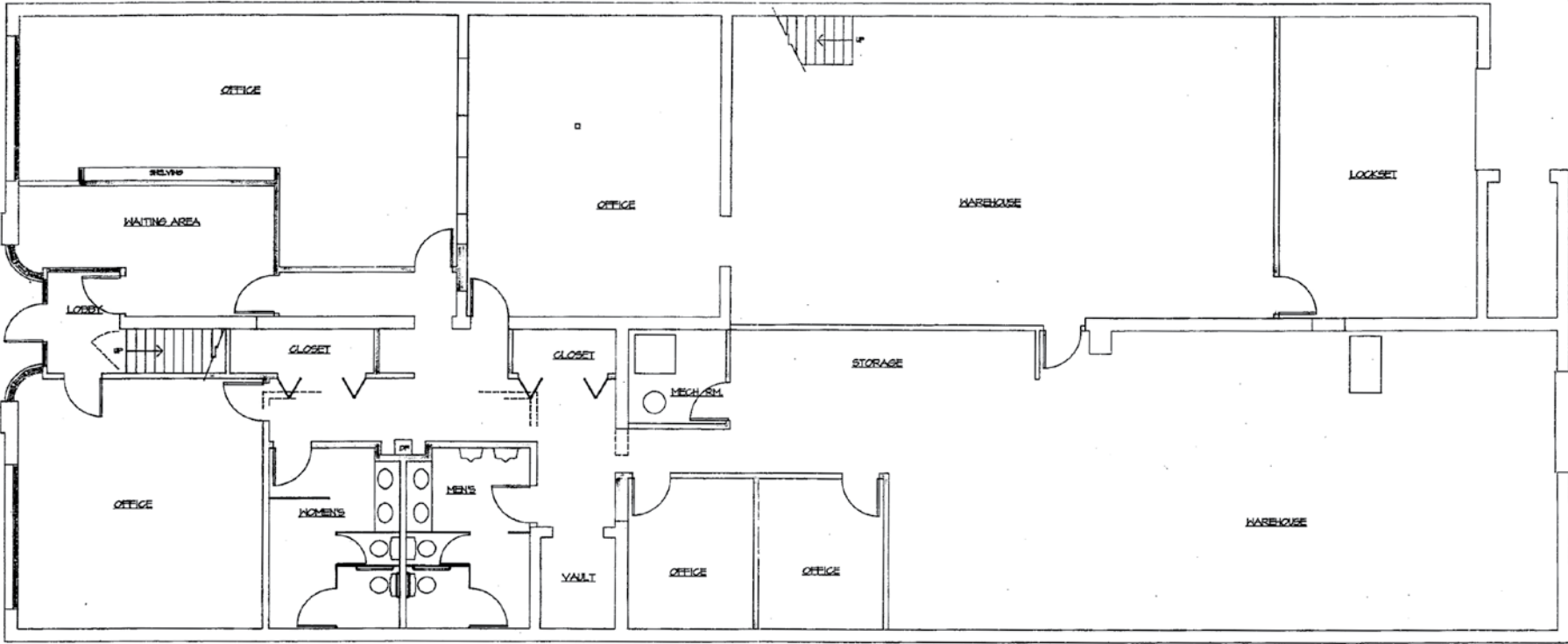




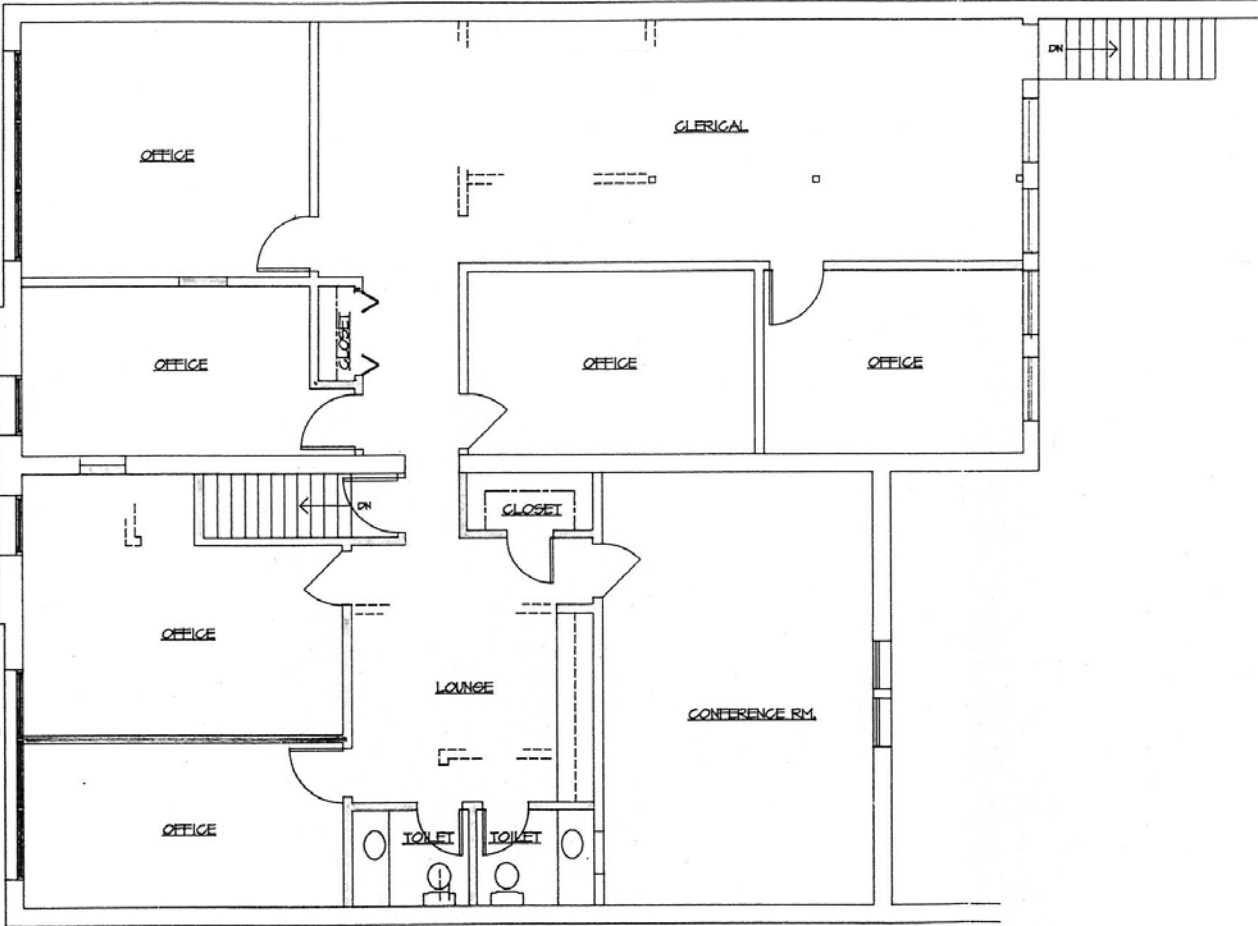
Chuck Whitlock  
 312.275.3133  
 chuck@baumrealty.com



**First Floor Plan**



**Second Floor Plan**



# Location Overview

**5115 N. Ravenswood Avenue is located at the north end of the Ravenswood Corridor, one of the most sought-after commercial districts on Chicago's North Side** and home to creative businesses, small-batch manufacturers, event spaces, and flex office spaces.

The Ravenswood Metra Station anchors the north end of the corridor, providing convenient commuter access, while nearby breweries, distilleries, and artist studios add to the area's unique character.

The property sits **just west of Andersonville's Clark Street retail district**, a neighborhood known for its independent shops, acclaimed restaurants, and community-driven events.

The **nearby Clark & Foster intersection serves as a hub for local retail and dining**, with popular spots like Hopleaf, Simon's, and Raygun drawing steady foot traffic. The Ravenswood Corridor and Andersonville maintain a strong local customer base, offering consistent visibility and long-term stability for retail and service-oriented businesses.



## DEMOGRAPHIC HIGHLIGHTS (0.5 MILE)

**16,194**  
POPULATION

**8,751**  
HOUSEHOLDS

**\$141,279**  
AVG. HOUSEHOLD INCOME

**12,118**  
DAYTIME POPULATION

BIKE SCORE

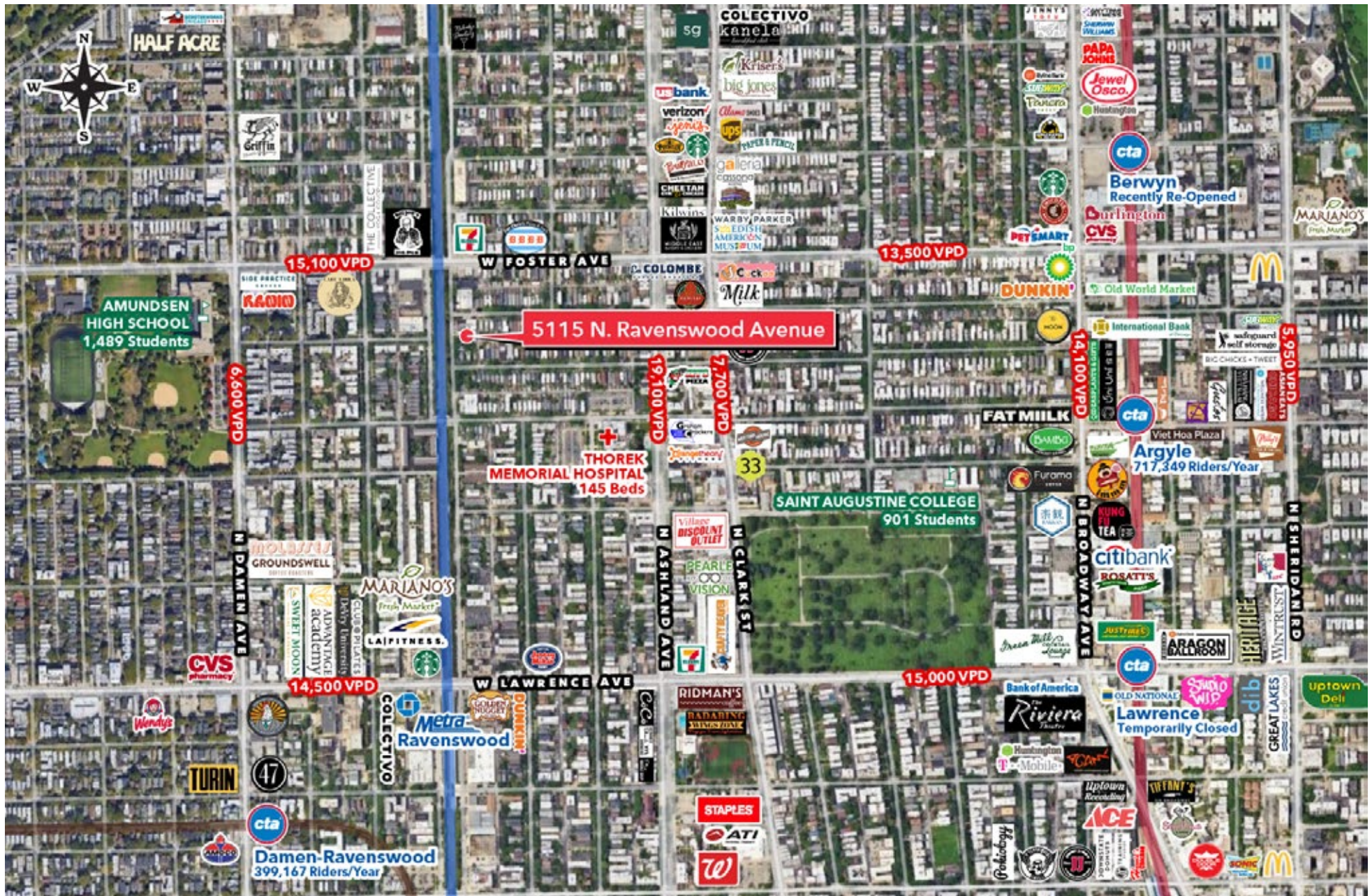
**92**  
BIKER'S PARADISE

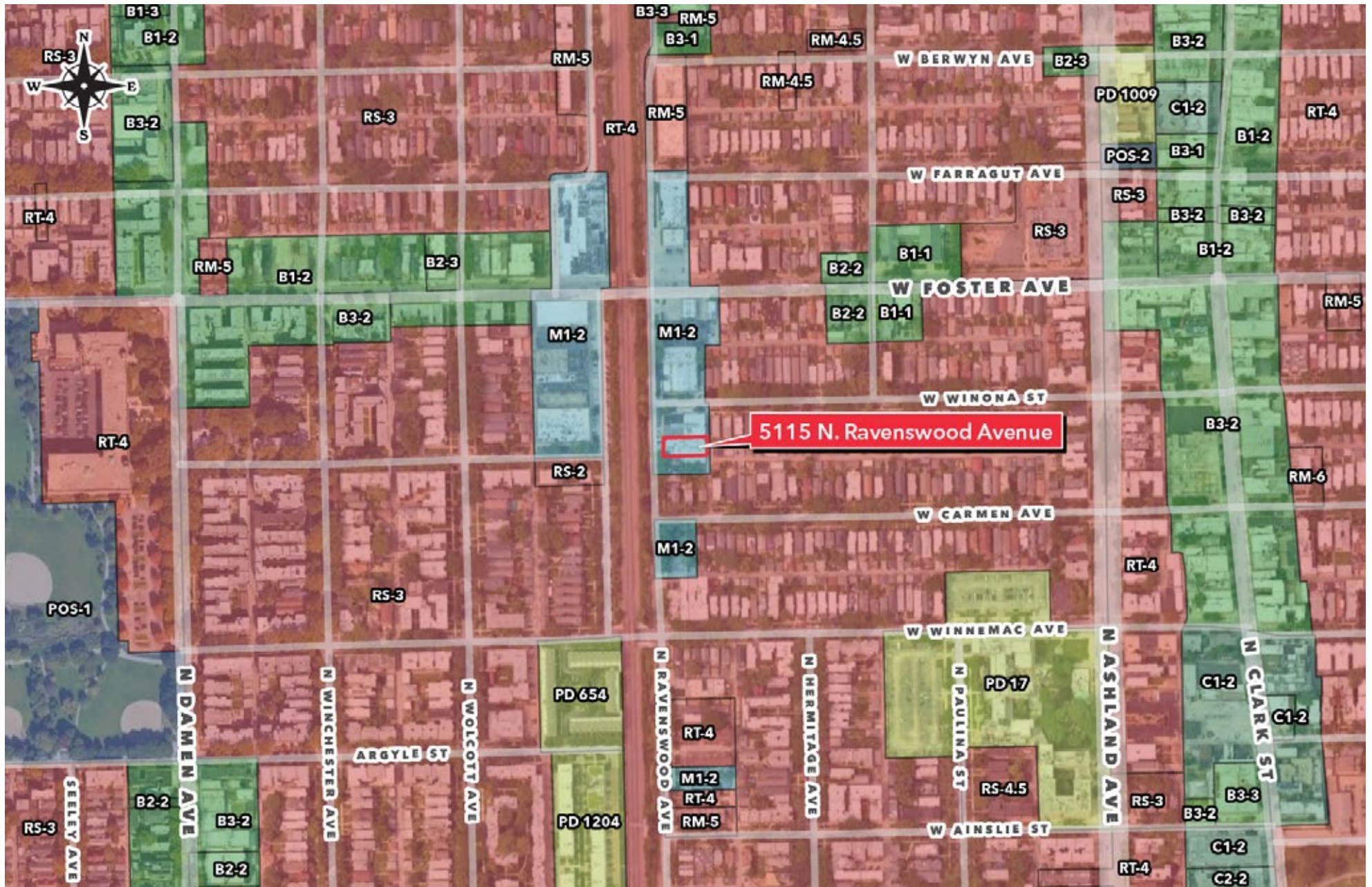
WALK SCORE

**85**  
VERY WALKABLE

TRANSIT SCORE

**71**  
EXCELLENT TRANSIT







FOR SALE // TWO-STORY  
COMMERCIAL BUILDING

# 5115 N. Ravenswood

RAVENSWOOD CORRIDOR //  
CHICAGO, IL 60640

FOR MORE INFORMATION CONTACT

Chuck Whitlock  
312.275.3133  
[chuck@baumrealty.com](mailto:chuck@baumrealty.com)

