

MILLENNIUM
PROPERTIES R/E

20-22 West Ontario Street
Chicago, IL
Price Upon Request

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PROPERTY OVERVIEW



20-22 W. Ontario Street is a 17,800 square foot, four-story mixed-use property located on heavily-trafficked Ontario Street, just east of the intersection of State and Dearborn Streets. This stunning property provides the perfect opportunity for an investor or user to acquire a boutique multi-unit building in the heart of the vibrant River North neighborhood. The first and second floors were renovated in 2019 for a high-end medical/surgical facility, currently occupied by a successful medical practice. The space will be vacated upon the sale of the property. The well-appointed third floor is built-out for live/work but could easily be converted to residential. The fourth floor consists of a high-end four-bedroom, three bath apartment. Positioned amidst a dense retail area, this property is surrounded by chic boutiques, hotels, and trendy restaurants, HardRock Cafe, Redhead Piano Bar, Gordon Ramsay Burger, TAO Chicago plus retailers such as, Starbucks, Whole Foods, Lifetimes Fitness, Pure Bar, PNC, and numerous others. Easy accessibility to CTA train and bus lines and all major expressways.

The River North neighborhood of Chicago is a sought-after location for businesses and residential because of its central location, connecting Fulton Market, River West, the Loop, Gold Coast, Streeterville, and the Magnificent Mile. This vibrant neighborhood hosts a multitude of retail shopping options, art galleries and hotels. River North is also Chicago's go-to hub of nightlife and entertainment, featuring many of the city's acclaimed bars and clubs in Chicago. The property boasts strong neighborhood demographics, which includes more than 800 apartment units and 50,000 square feet of office space. The property features a perfect walk/transit score of 100/100 by CoStar.com, deeming the property as 'world-class' in each respective category.

PROPERTY HIGHLIGHTS



- 17,800 SF four-story building
 - First and second floor have been combined and renovated as a state-of-the-art medical/surgical facility with two ORs, numerous offices and consult rooms
 - Third floor is built-out for live/work.
 - Fourth floor is an apartment
- Private entrance for patients
- Dedicated elevator servicing the medical suite
- Prominent signage available
- Perfect user/investor opportunity
- Desirable location on prominent, signalized intersections of Ontario, Dearborn and State Streets
- Just steps away from the HardRock Cafe, Cafe Quartino, TOA Chicago, True Food Kitchen, Redhead Piano-bar, AnyBurger, Starbucks, Chase Bank, Gordon Ramsay Burger, RPM Italian, plus a multitude of other restaurants, theaters, hotels, gyms, chic boutiques and spas
- Easy accessibility to CTA train lines and I-90/I-94/I-290/I-55
- Zoning: DX-5
- Recently deconverted
- Real estate taxes to be determined