



**TURNKEY MIXED-USE BUILDING**

**PROPERTY INFORMATION**

- Recently Rehabbed 4 unit fully leased property
- Two residential units (One 1 bed/1bath and One 2 bed/1 bath)
- Residential units share large exterior deck
- Two retail level units combined for new long term tenant
- All units have individual central heat and air conditioning
- All units individually metered
- Full basement for storage and utilities under commercial space
- Exterior tuckpointing done 1 year ago
- Situated in the heart of Lakeview Neighborhood on the hard corner of Roscoe and Racine

- Within walking distance of Vic Theater, Wrigley Field, Whole Foods, Target, Alamo Drafthouse theater, Chick-fil-a and much more
- 3 blocks to L station

**2022 TAXES** \$19,945

**ZONED** B1-2

**PRICE UPON REQUEST**

**MICHAEL WEBER**  
312.953.2193  
mweber@atproperties.com

**IAN FEINERMAN**  
773.802.2543  
ianfeinerman@atproperties.com

**@properties**  
COMMERCIAL



















Unit #	Rent	Unit Type	Lease End
1E/1W	\$7,500	Retail	10/30/2028
2E	\$1,800	1 Bed / 1 Bath	7/31/25
2W	\$1,950	2 Bed / 1 Bath	10/31/24
Monthly Gross Total	\$11,250		
Yearly Gross Total	\$135,000		

**Expenses**

Taxes	\$19,945.97
Insurance	\$2,650.92
Electric	\$326.32
Water	\$899.56
Maintenance/repairs	\$1,459.00
<b>Total</b>	<b>\$25,281.77</b>

**NOI - \$110,000****Cap Rate - 7.1%**





## Lakeview

Chicagoans will find more than a few of their favorite things in Lakeview, one of the largest neighborhoods on the city's North Side.

For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

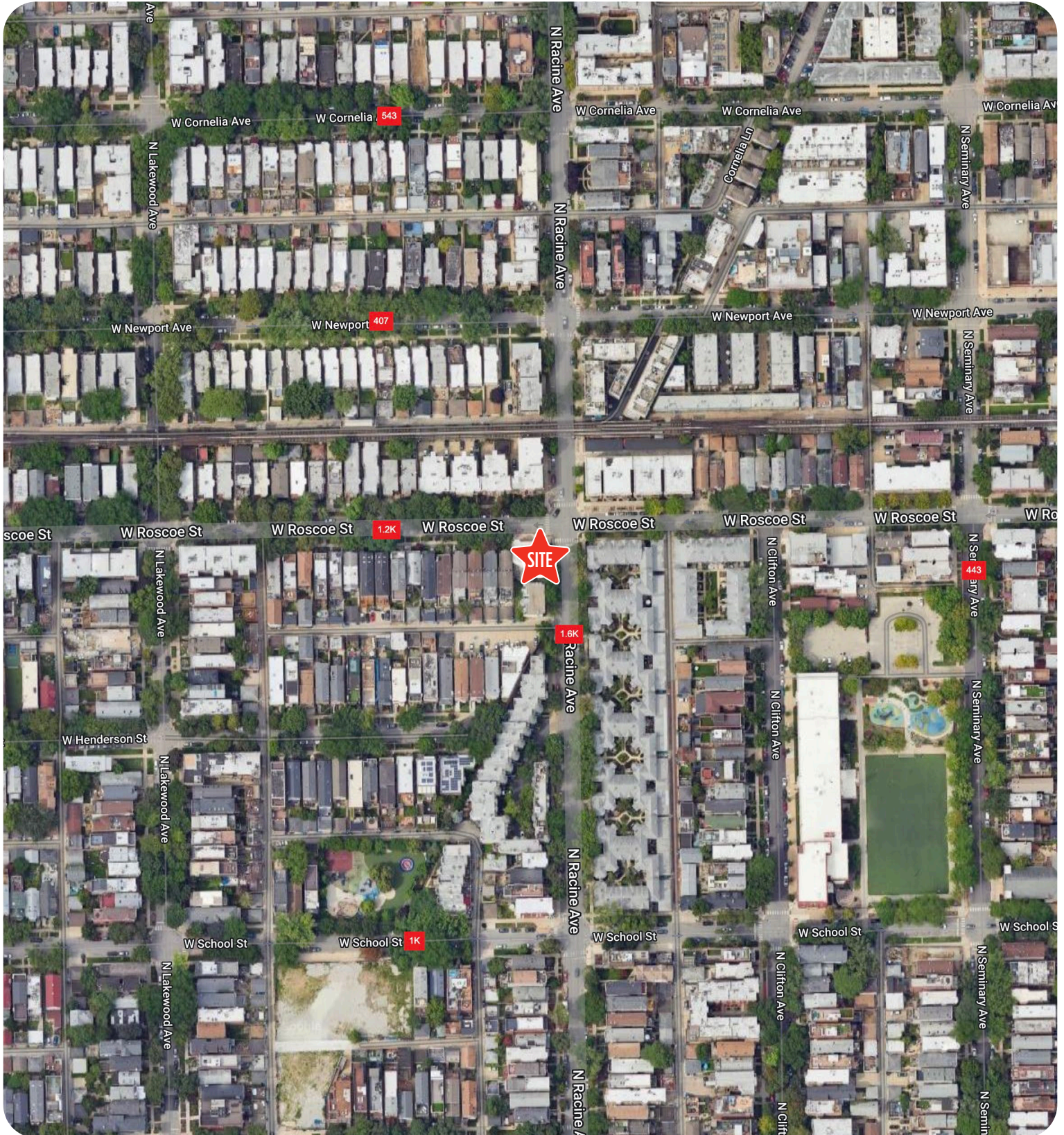
Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

91,318

3 MILE

461,952

5 MILE

1,075,457

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$181,002

3 MILE

\$168,054

5 MILE

\$150,357