

INVESTMENT OPPORTUNITY
3-Story Mixed-Use Building with Large Parking Lot

3018 W. North Ave.
Chicago, IL 60647



Mixed-use building with two adjacent vacant city lots available for development, located directly across from historic Humboldt Park. The property is currently home to *Humble Bar*, one 1-bedroom/1 bath apartment, and one 3-bedroom/2 bath apartment.

The two additional city lots (50' x 125') offer flexible potential for parking, an expanded outdoor patio, or new development.

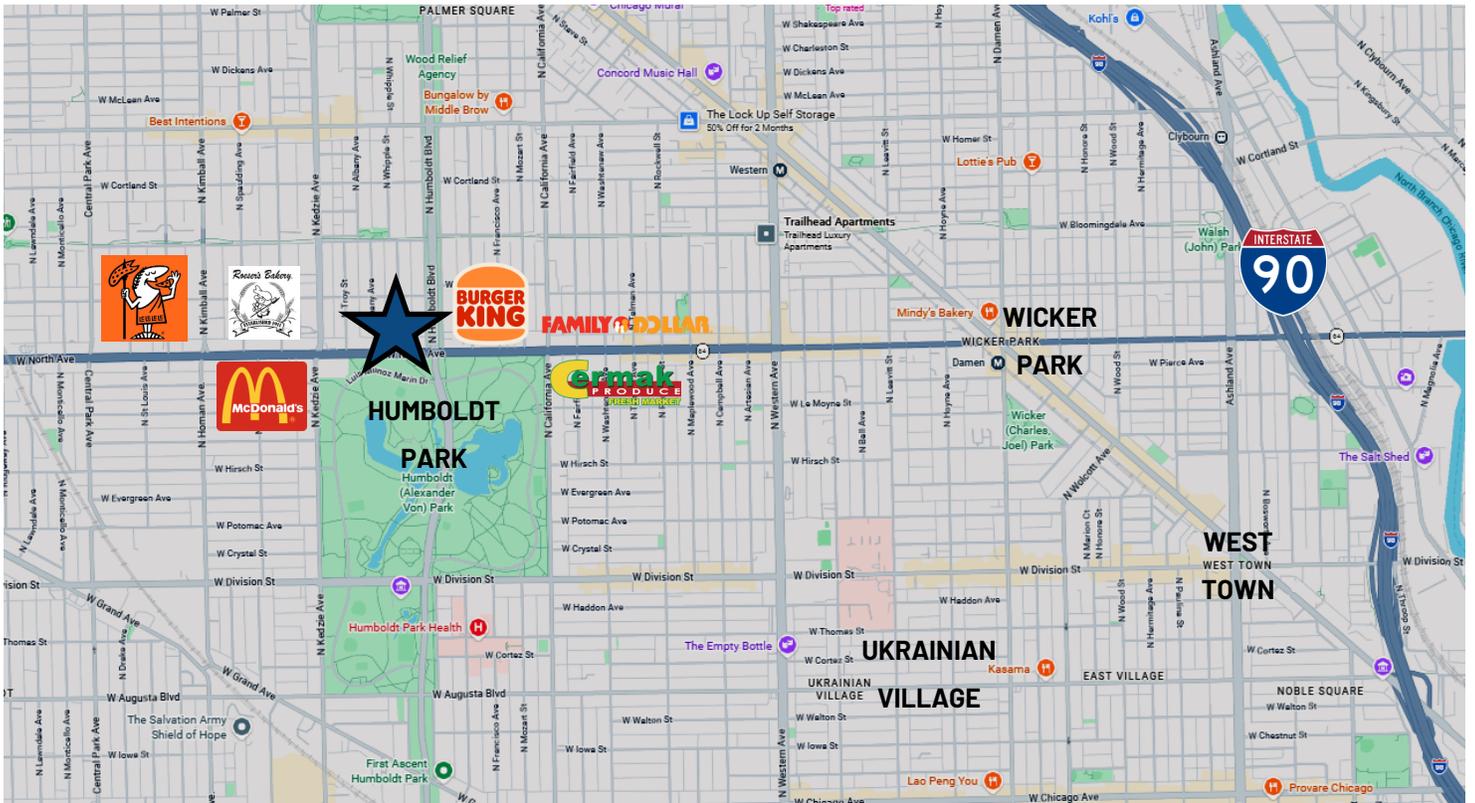
SALE PRICE:	\$1,795,000
ANNUAL INCOME:	\$94,200
BUILDING SIZE:	3,975 SF
# OF STORIES:	3
LOT SIZE:	9,375 SF Total
LOT DIMENSIONS:	75'x125'
ZONING:	B3-3
# OF TENANTS:	3
TAXES (2023):	\$21,489
PINS:	13-36-327- (027 through 029)

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LOCATION

3018 W. North Ave. Chicago, IL



- Located on North Avenue with traffic count of 22,800 vehicles per day
- Directly across the street from 207-acre Humboldt Park
- 3-minute walk to Humboldt Park Library
- Nearest businesses along North Avenue:

Aqua Clean Laundry
 Humboldt Haus Sandwich Bar
 Humboldt Haus Liquor Store
 Burger King
 Roeser's Bakery
 Little Caesars' Pizza
 Family Dollar
 Cermak Produce



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PHOTOS

3018 W. North Ave. Chicago, IL



HUMBOLDT PARK

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