



PRICE REDUCED

MIXED-USE INVESTMENT PROPERTY

PROPERTY INFORMATION

- Three Unit Mixed-use building
- Two 2400 Sq. Ft. loft style residential units that span the total footprint of each floor
- Retail level 2400 Sq. Ft. and leased to Long Term salon tenant
- Roof 5 years old
- Tuckpointing and Skylights 8 years old
- 3rd floor A/C unit 1 year old
- Building sits along hot Milwaukee Ave corridor
- Amazing opportunity to keep running as is or update and transform residential to stunning new 3 bedroom units
- Division Street Blue Line station less than a block from the building

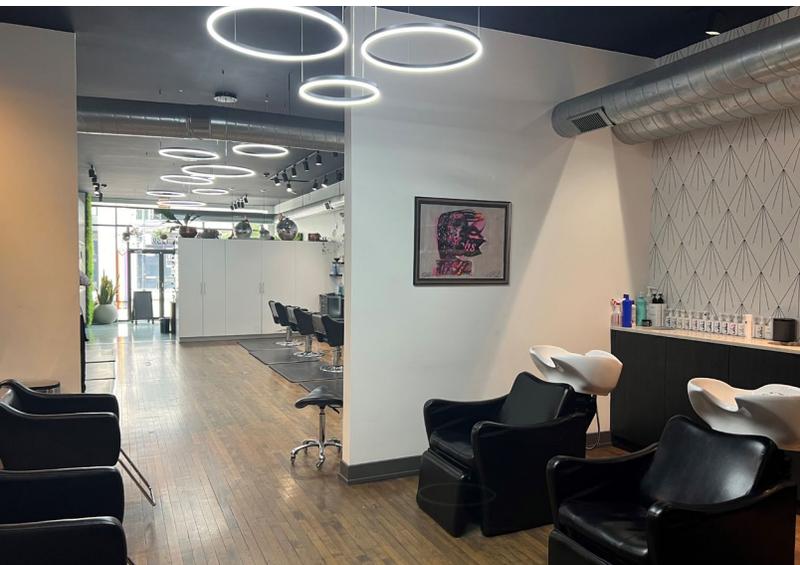
- Access to Kennedy express way ¼ mile away
- Area tenants include – Jewel, Lowes, Dunkin Donuts, Innovative Primary Care, Wendy’s, Popeyes, Ultra, Post Office, Target and many more

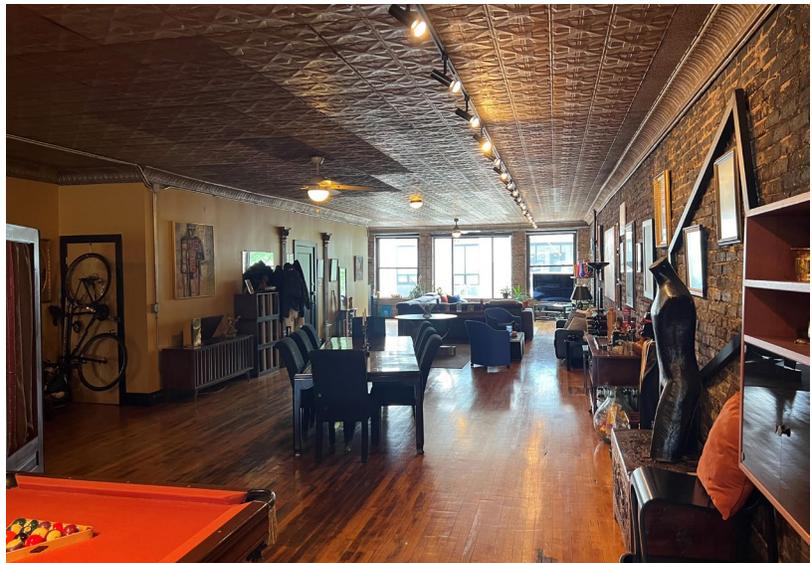
ZONED B1-3
2024 TAXES \$28,676
ALDERMAN/WARD Daniel LaSpata / 1st
PRICE UPON REQUEST

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COMMERCIAL







Unit	SF	Lease End Date	Monthly Rent
1st floor (Retail)	2,400	1/31/31	\$6,500
2nd Floor	2,400	12/31/25	\$2,500
3rd Floor	2,400	3/31/26	\$2,375

Total Monthly Gross Income: \$11,375
Total Yearly Gross Income: \$136,500

Expenses

Taxes	\$28,676
Insurance	\$5,500
Water	\$2,040
Scavenger	\$228
Misc	\$1,200
Total Expense	\$40,900
Recapture*	\$18,236
Total after recapture	\$19,408

*Recapture is total taxes, water and scavenger the tenants re-imburse landlord each year

NOI - \$117,092
Cap Rate - 7.6%



Wicker Park

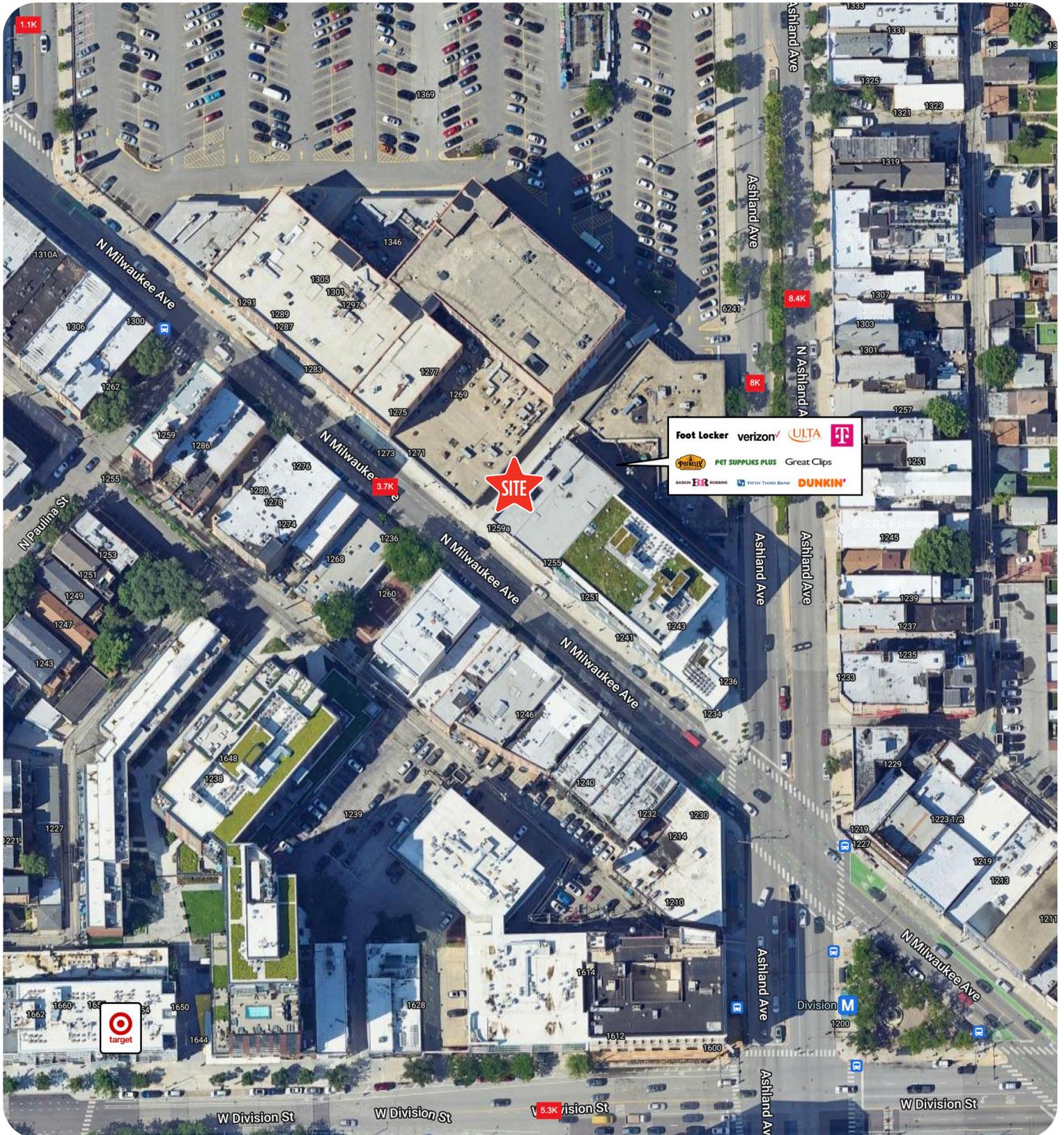
Residents and businesses flocked to Wicker Park to rebuild after the Great Chicago Fire of 1871. Today, Chicagoans flock to the hip, happening neighborhood for its eateries, arts and entertainment.

Wicker Park boasts an eclectic assortment of cafes, independent stores, dive bars, upscale boutiques, art galleries and city parks including four-acre Wicker Park. The neighborhood is home to some of Chicago's most popular and acclaimed restaurants, elevating pizza and tacos to foodie fare and offering a wide variety of options for drinking and dining pleasure.

Located just south of Bucktown and northwest of The Loop, the neighborhood includes large historic 19th century brick and stone mansions and landmark Victorian homes on tree-lined streets. Modern new construction condominiums and single-family homes along with vintage walk-ups, three-flats and lofts round out the diversity of housing available.

Like neighboring Bucktown, Wicker Park's notable commercial architecture remains - re-imagined, redeveloped and restored. The iconic Flat Iron Arts Building, home to artists who moved to the neighborhood in the 1980s, still houses various art studios and local businesses today.

The CTA Blue Line offers convenient access to The Loop and O'Hare International Airport, while the Kennedy Expressway allows for an easy drive to surrounding neighborhoods and suburbs.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

55,034

3 MILE

567,024

5 MILE

1,153,035

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$190,485

3 MILE

\$174,719

5 MILE

\$140,930