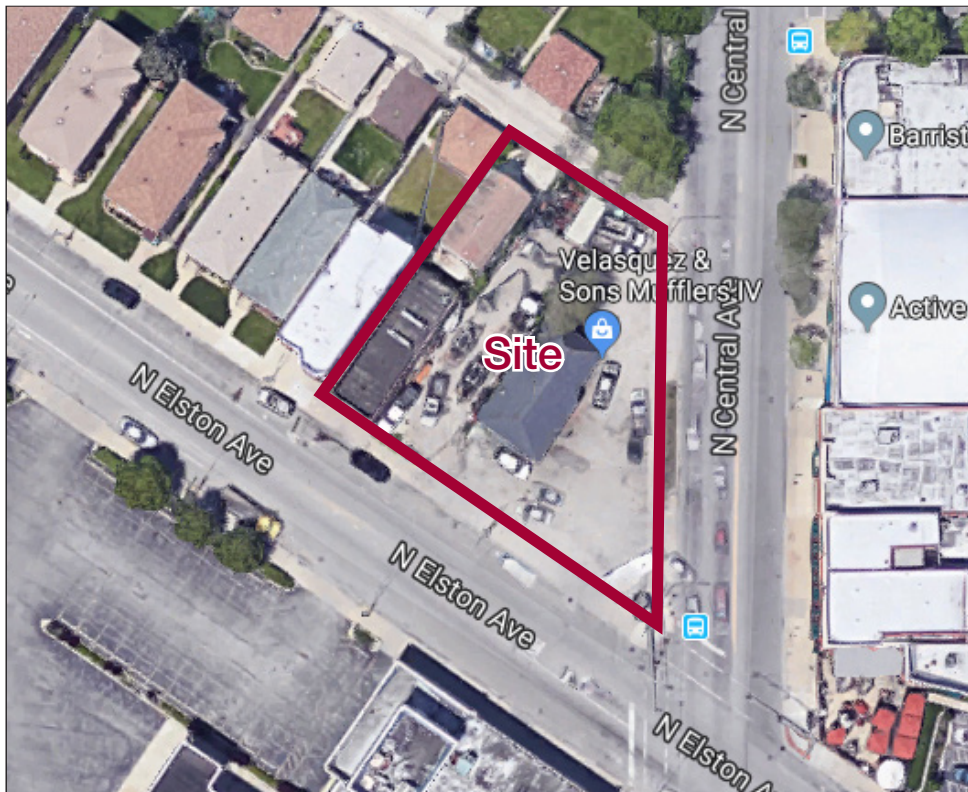


5703-17 N. Elston Ave., Chicago, IL

**\$1,200,000**



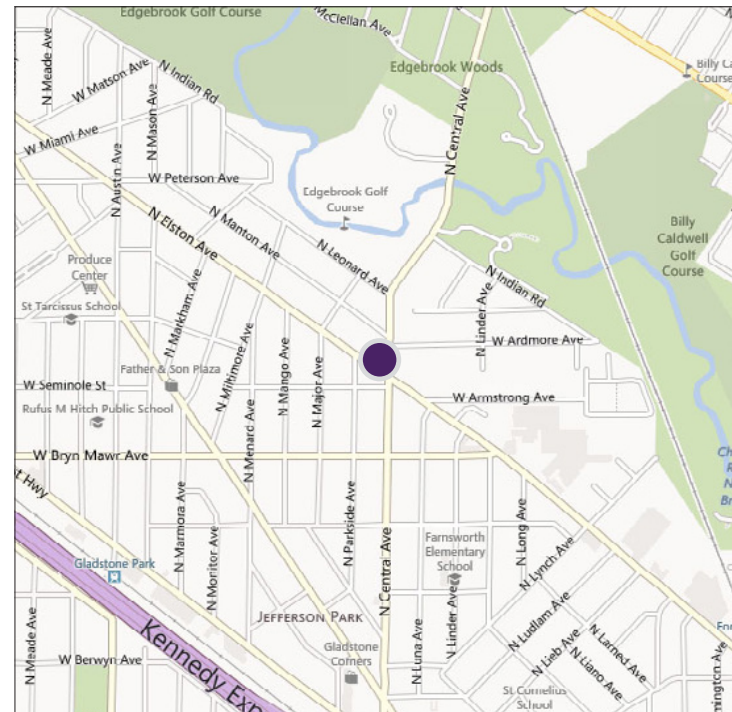
## Property Highlights

- 14,705 SF redevelopment site
- 5703: 1,140 SF auto repair shop
- 5713: 3,125 SF lot
- 5717: 1,200 SF commercial building
- Auto repair shop is improved with two service bays and office/waiting area
- Leased for \$4,592/mo MTM
- Heavily-trafficked corner at Central and Elston, each with frontage of 150'
- Potential to develop mixed-use with retail and apartments or multi-tenant commercial property
- Perfect development opportunity
- Dense urban population with strong demographics
- Prime Jefferson Park location
- Traffic Count: 21,288 vehicles daily
- Zoning: B3-1
- Total Taxes (2022): \$18,737.44

## Property Overview

A 14,705 square foot corner redevelopment site in Jefferson Park is available for sale. Currently, the site is improved with a muffler/auto-repair shop, a commercial storefront with a 750 square foot garage and a fenced area for outdoor storage. The property can potentially be redeveloped as a mixed-use building with retail and apartments or as a multi-tenant commercial building.

The location benefits from the easy access to I-90, the Jefferson Park Transit Center and excellent visibility. The neighborhood features several commercial corridors including along Elston Ave., Milwaukee Ave. and Northwest Highway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	21,915	235,425	761,176
Households	8,316	85,832	269,557
Median Income	\$91,101	\$79,905	\$72,817

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