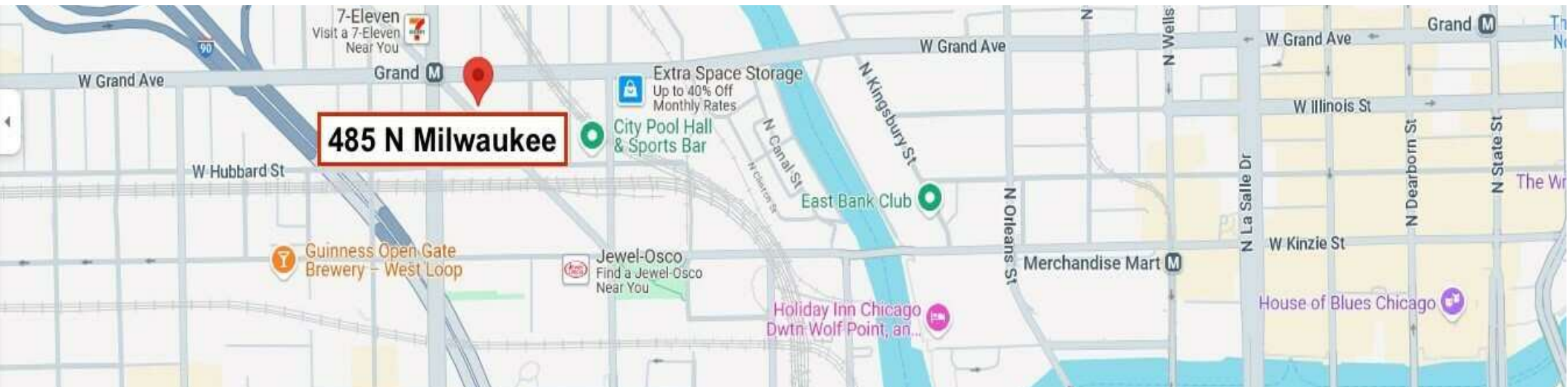


485 N MILWAUKEE AVE, CHICAGO, IL

Mixed-Use | For Sale



OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	3,000 SF
Lot Size:	1,063 SF
Number of Units:	3
Zoning:	M 2-3
Real Estate Taxes:	\$10,514.00 (2023 paid in 2024)
Wall Sign Income:	\$3,600.00/Year

PROPERTY OVERVIEW

This mixed-use loft is for sale in the heart of the popular West Town neighborhood in Chicago. This all-masonry building has a commercial first level, with second and third floor residential/commercial levels above. Abundant natural light and spectacular views of Downtown Chicago. Steps away from the Milwaukee, Halsted and Grand Blue-Line subway station. This prime location offers easy access to many renowned dining destinations, the trendy Fulton Market District, and Chicago's Northside Lakefront neighborhoods. Nearby, leading corporate headquarters and tech companies like Google, McDonald's and Uber contribute to an atmosphere of innovation and growth. Very CTA-friendly location.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

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South and West Exposure



Rooftop View of Downtown Chicago



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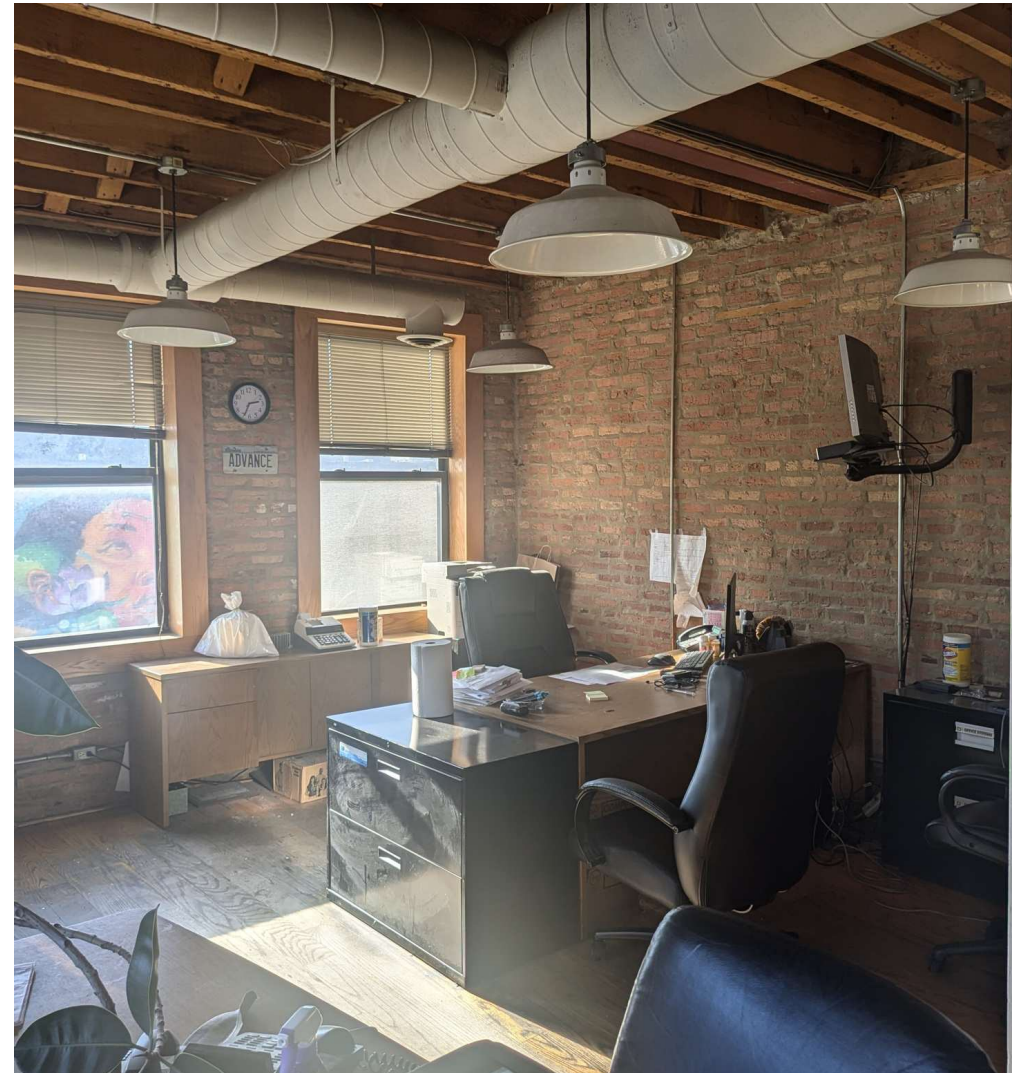
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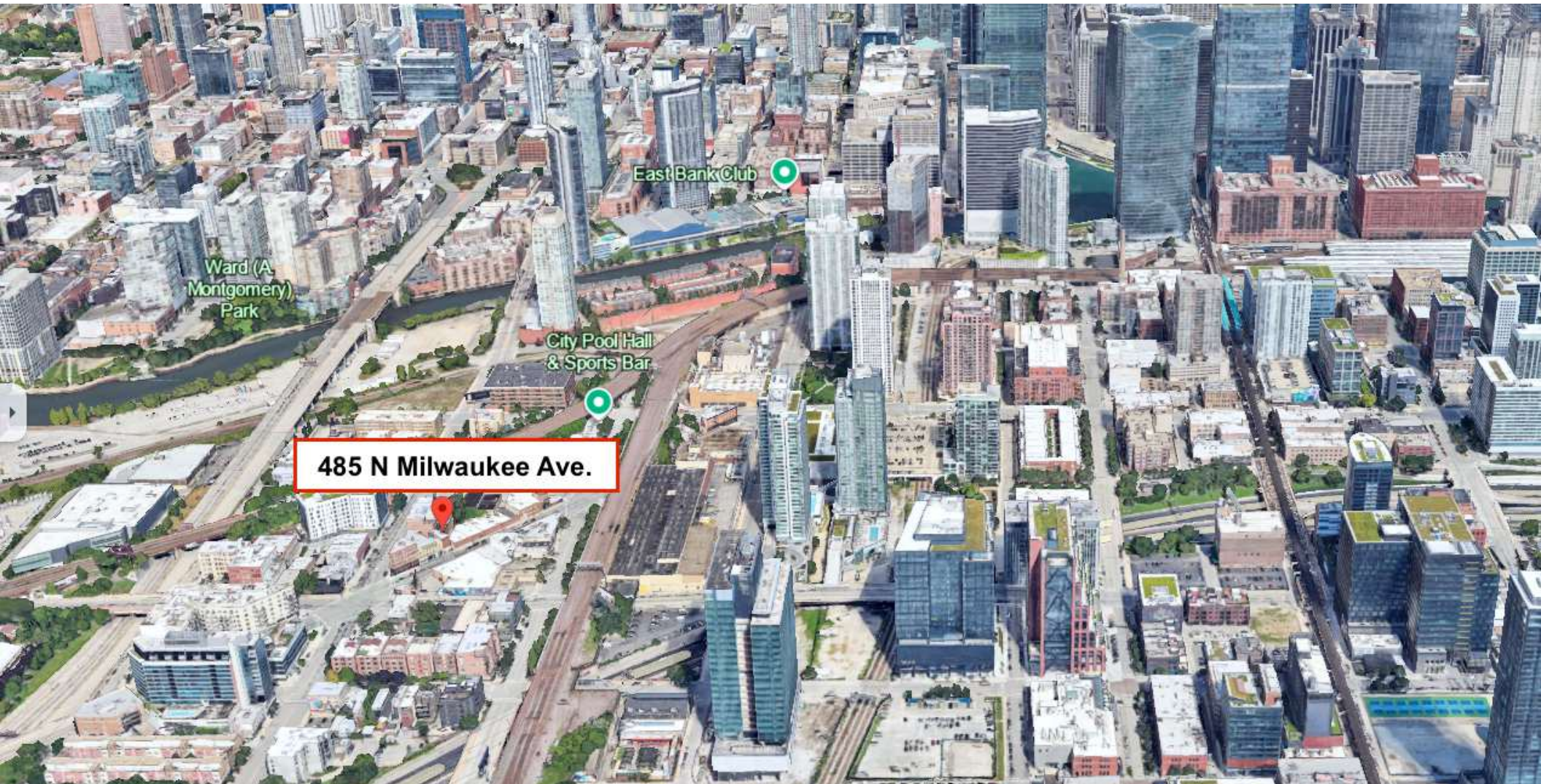
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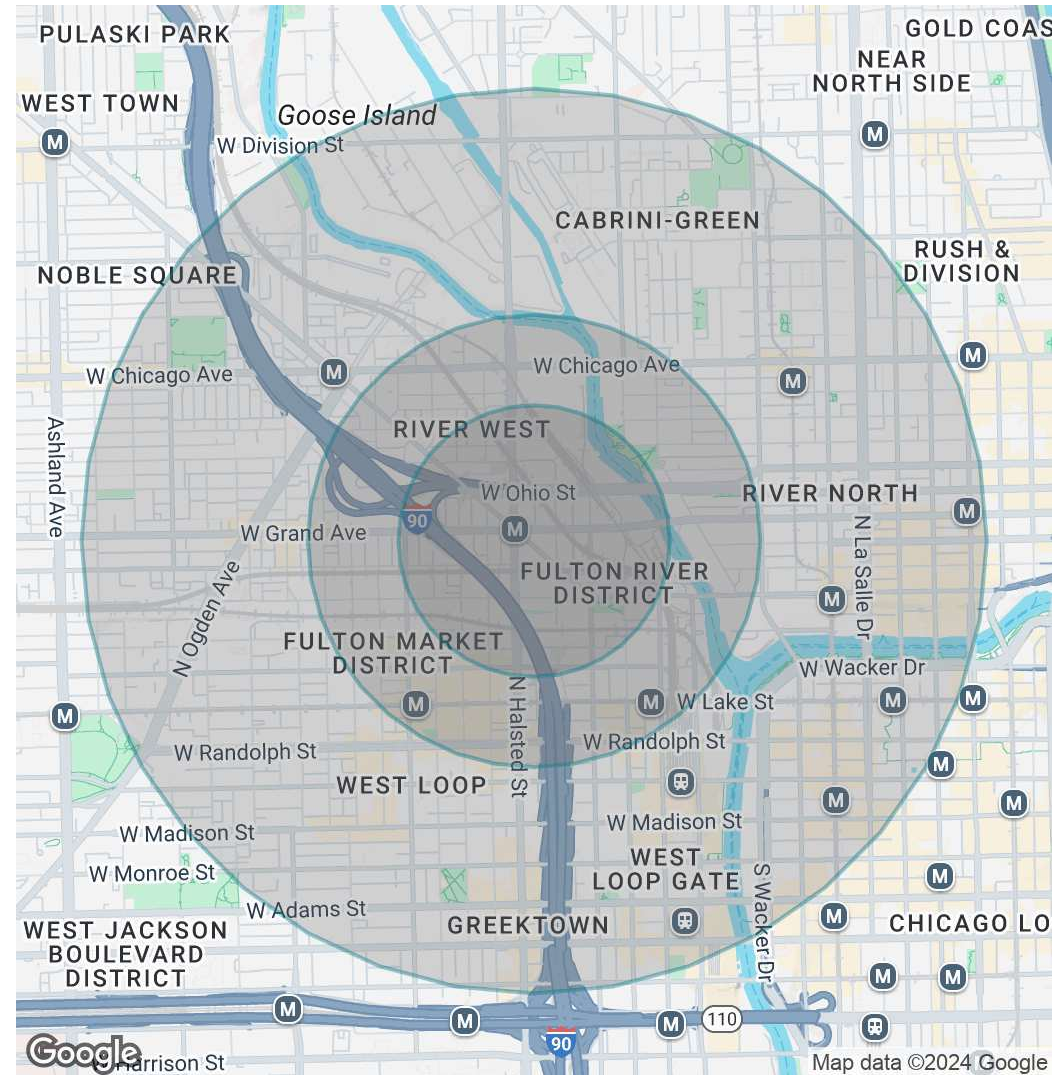
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,982	19,169	76,567
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,580	11,605	46,258
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$205,950	\$204,819	\$186,507
Average House Value	\$666,519	\$673,647	\$649,277

Demographics data derived from AlphaMap



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