

# 1956 W ARMITAGE

1956 W ARMITAGE AVENUE, CHICAGO, IL 60622

RETAIL/RESIDENTIAL 8 UNIT PROPERTY **FOR SALE**

**MIKUS KINS**

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**BE COMMERCIAL**

3352 N Sheffield Ave. | Chicago, IL

60657

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## OFFERING SUMMARY

Sale Price:	\$4,200,000
Building Size:	9,685 SF
Lot Size:	6,250 SF
Number of Units:	8
Cap Rate:	5.43%
NOI:	\$228,000
Year Built:	1927
Zoning:	B3-2
Market:	Logan Square
Submarket:	Bucktown
Traffic Count:	23,000

## PROPERTY OVERVIEW

Incredible investment opportunity located in the heart of Chicago's Bucktown neighborhood available for sale for the first time in generations. This well-maintained building consists of four street level commercial units and four residential units upstairs. The building is 100% occupied and has been for years. In addition to existing tenants, the building has also entered into a long-term leasing arrangement with Verizon to install a cell phone tower. License and permits are all approved – just waiting on install. Additional revenue opportunities exist such as possible billboard installation where legacy board previously existed. First showings will be with the commercial units. Residential units will only be shown to interested parties on a second visit. Additional information requires executed NDA. Proof of funds needed to schedule formal tour.

## PROPERTY HIGHLIGHTS

- 100% Occupied
- Value-Add Opportunities
- Heart of Booming Bucktown Neighborhood

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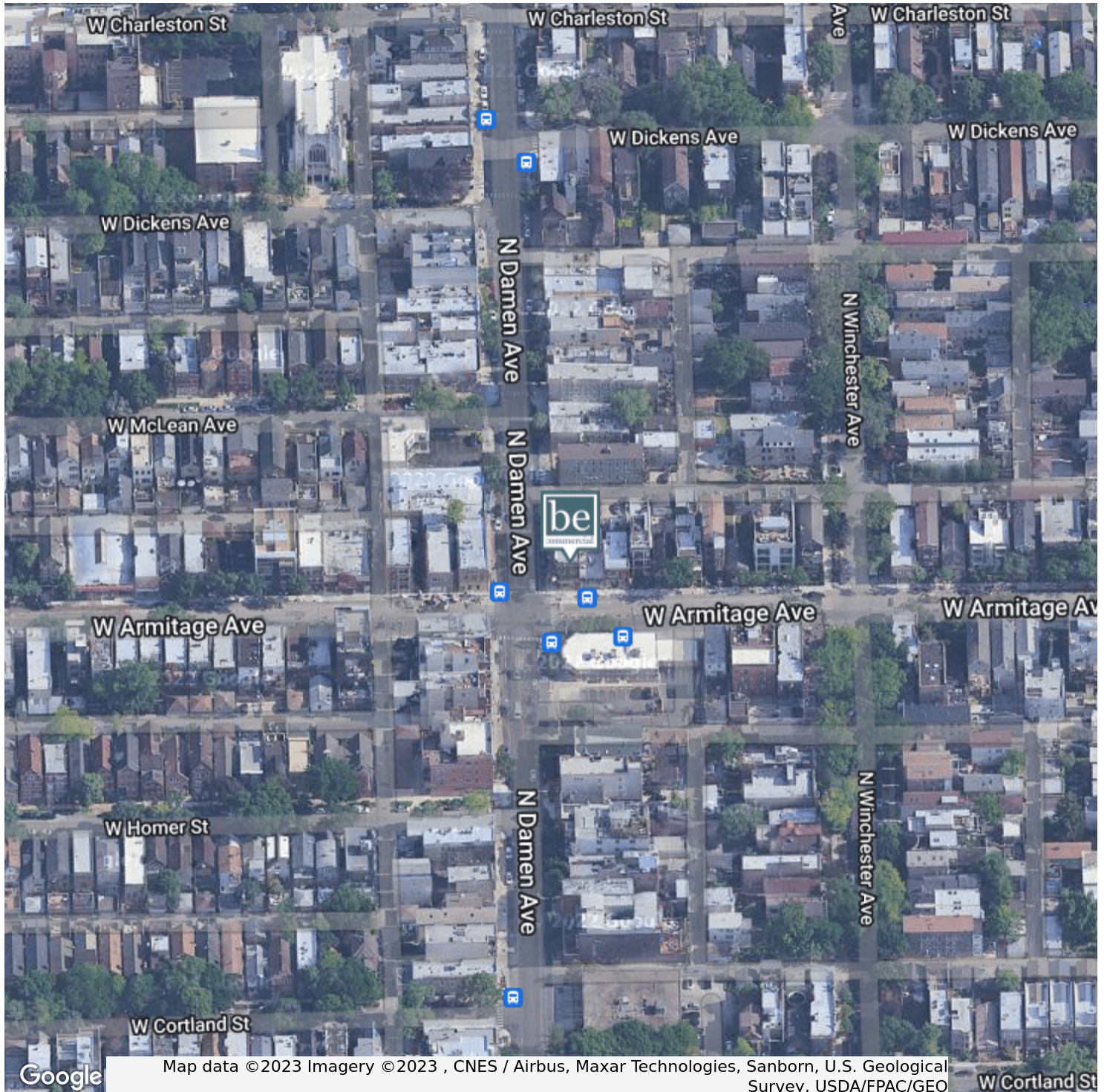
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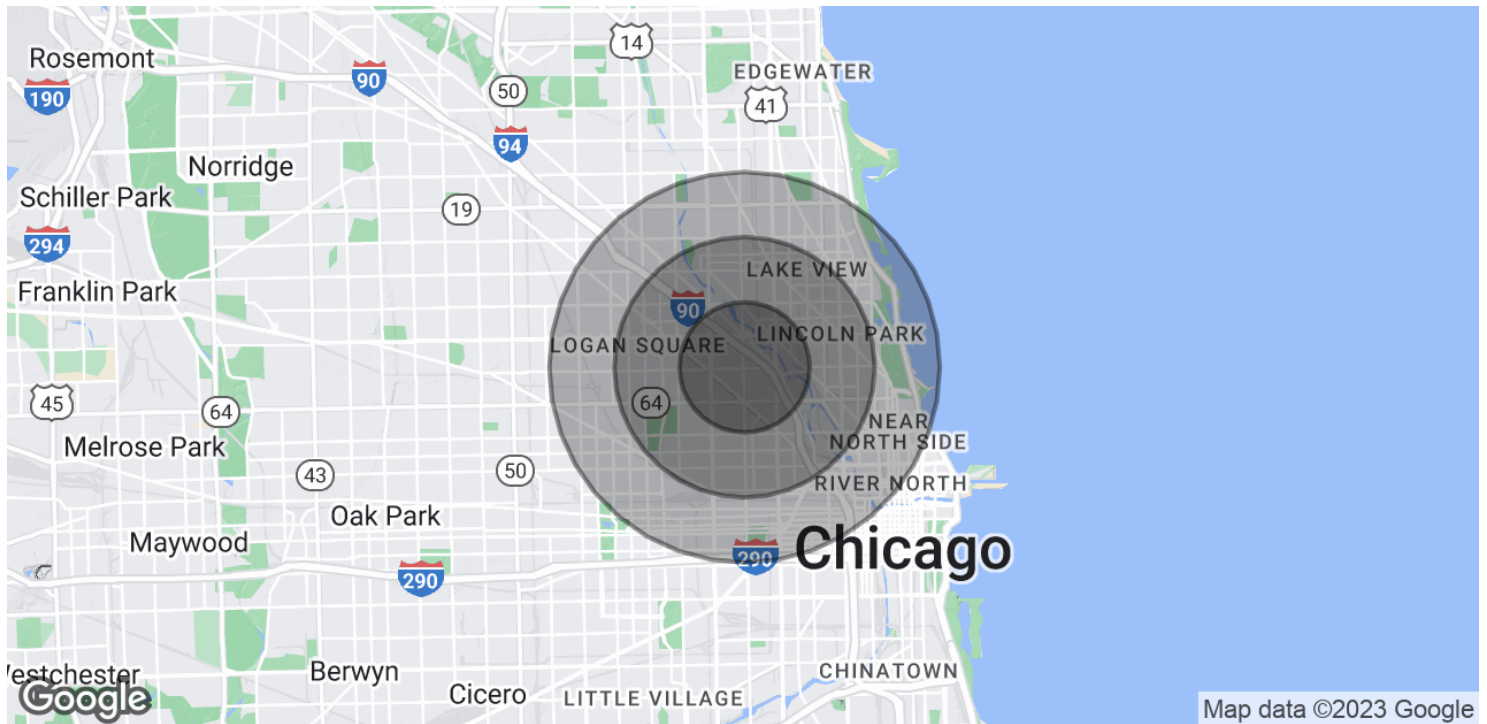
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# 1956 W ARMITAGE

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	54,611	249,498	563,753
Average Age	32.3	32.1	33.5
Average Age (Male)	32.1	32.3	33.7
Average Age (Female)	32.5	32.3	33.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	26,885	119,152	289,110
# of Persons per HH	2.0	2.1	1.9
Average HH Income	\$162,240	\$147,488	\$127,618
Average House Value	\$570,599	\$548,720	\$472,475

\* Demographic data derived from 2020 ACS - US Census

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