



**Mixed Use**  
 Status: **NEW** Area: **8025**  
 Address: **1745 N Cicero Ave, Chicago, IL 60639**  
 Directions: **I-290 & Central Ave, North to North Ave (IL-64) East to Cicero Ave (IL-50) North to 1745 N Cicero Ave**  
 Sold by: Mkt. Time (Lst./Tot.): **1/1**  
 Closed Date: Contract:  
 Off Mkt Date: Concessions:  
 Township: Unincorporated:  
 Year Built: **1924** Built Before 78: **Yes**  
 Zoning Type: **Commercial** PIN #: **13343120150000**  
 Actual Zoning: **C2-1** County: **Cook**  
 Subtype: **Apts/Ofc/Store, Automotive, Apts/Ofc, Apts/Stores, Ofc/Store**  
 Lot Dimensions: **25 X 119.2**  
 Land Sq Ft: **2980** Apx. Total SF: **3100**  
 Mobility Score: **- ?**  
 List Price Per SF: **\$123.39** Sold Price Per SF: **\$0**  
 Financing:

List Price: **\$382,500**  
 Orig List Price: **\$382,500**  
 Sold Price:  
 Rented Price:  
 Lease Price SF/Y: **\$11.61**  
 Mthly. Rnt. Price: **\$1,500**  
 CTGF:  
 # of Stories: **2**  
 Multiple PINs: **No**  
 Owners Assoc:  
 Lease Type: **N/A**  
 Lease Terms:  
 Estimated Cam/Sf:  
 Est Tax per SF/Y:

Remarks: **Nice new rehab on a 3,100 SF two-story building plus full basement. First floor is set up for commercial use and second floor is an apartment. Great zoning C2-1 retail shopping centers. Allows more business types than B1 districts, including liquor stores, warehouses, and auto shops.**

Total # Units: <b>2</b>	Total # Tenants:	Total # Apartments: <b>1</b>	Total # Offices: <b>0</b>	Total # Stores: <b>1</b>
# Dishwashers: <b>1</b>	# Washers: <b>1</b>	# Dryers: <b>1</b>	W/D Leased?: <b>No</b>	# Ranges: <b>1</b>
# Disposals: <b>1</b>	# Fireplaces: <b>0</b>	# Refrigerators: <b>1</b>	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt: <b>1550</b>	Warehouse SqFt:	Other SqFt: <b>1550</b>

Approx Age: <b>New Rehab</b>	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access: <b>City Street</b>	Docks/Delivery:	Tenant Pays: <b>Air Conditioning, Common Area Maintenance, Electric, Heat, Repairs &amp; Maintenance, Scavenger</b>
Current Use:	Misc. Outside:	Equipment:
Potential Use: <b>Apartments, Commercial, Retail, Residential, Office/Retail</b>	# Parking Spaces: <b>4</b>	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Parking Ratio:	Green Feats:
Location:	Misc. Inside:	Backup Info:
Geographic Locale: <b>Chicago North</b>	Floor Finish: <b>Wood</b>	Sale Terms:
Construction: <b>Brick</b>	Air Conditioning: <b>Central Air</b>	Possession:
Exterior: <b>Vinyl Siding, Brick</b>	Electricity: <b>Circuit Breakers</b>	
Foundation:	Heat/Ventilation: <b>Central Heat/Indiv Controls</b>	
	Fire Protection: <b>Other</b>	

Gross Rental Income: <b>\$999</b>	Expense Source:	Fuel Expense (\$/src): <b>\$999/</b>
Gross Rent Multiplier: <b>999</b>	Net Operating Income Year:	Electricity Expense (\$/src): <b>\$999/</b>
Total Annual Expenses:	Total Annual Income: <b>\$999</b>	Water Expense (\$/src): <b>\$999/</b>
Annual Net Operating Income:	Tax Year: <b>2021</b>	Scavenger Expense (\$/src): <b>\$999/</b>
Total Monthly Income: <b>\$999</b>	Expense Year:	Insurance Expense (\$/src): <b>\$999/</b>
Real Estate Taxes: <b>\$3,017</b>	Cap Rate:	Other Expense (\$/src): <b>\$999/</b>

Broker Private Remarks:

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Broker Owned/Interest: <b>No</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Lock Box: <b>Sentrilock</b>
Listing Type: <b>Exclusive Right to Sell</b>	Address on Internet: <b>Yes</b>	Special Comp Info: <b>None</b>
Buyer Ag. Comp.: <b>2.5% -\$495 (G)</b>	Other Compensation:	Call for Rent Roll Info:
Information: <b>Standard</b>	Cont. to Show?:	Expiration Date: <b>06/10/2025</b>
Showing Inst: <b>CALL LA</b>		
Broker: <b>RE/MAX Suburban (29003) / (847) 367-8686</b>		
List Broker: <b>Jason Bitton (248545) / jason@bittonhomes.com</b>		
CoList Broker:		More Agent Contact Info:

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 MLS #: 12080287 Prepared By: Jason Bitton | RE/MAX Suburban | 06/10/2024 05:41 PM