



1461 W FULLERTON AVE, CHICAGO, IL

For Sale

Mixed-Use



NICK SARACENO

847.331.1339 | nsaraceno@ctkcp.com

HOWARD CAPLAN

312.337.4052 | hcaplan@ctkcp.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

1461 W FULLERTON AVE, CHICAGO, IL

Mixed-Use | For Sale



OFFERING SUMMARY

Sale Price:	\$2,150,000
Building Size:	6,762 SF
Lot Size:	25' x 120'
Number of Units:	5
Price / SF:	\$317.95
Zoning:	B3-2
Market:	Lincoln Park
Taxes:	\$35,090.65 (2023 Paid in 2024)

PROPERTY OVERVIEW

1461 W Fullerton Ave, in the heart of Lincoln Park in Chicago, is for sale for \$2,150,000.00. This building is a great investment property opportunity which also has potential for owner/user on the commercial first floor.

This mixed-use property has 6,762 SF, with a commercial tenant on the first floor and four residential units on floors 2 and 3. A highly desirable location in vibrant Lincoln Park, just four blocks from DePaul University, ensures strong tenant demand. Classic Chicago masonry construction. Large deck for 2nd floor unit. 1.5 Blocks to Wrightwood Park. 0.6 miles to I-90 Kennedy Expressway at Fullerton.



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.

NICK SARACENO

847.331.1339 | nsaraceno@ctkcp.com

HOWARD CAPLAN

312.337.4052 | hcapan@ctkcp.com

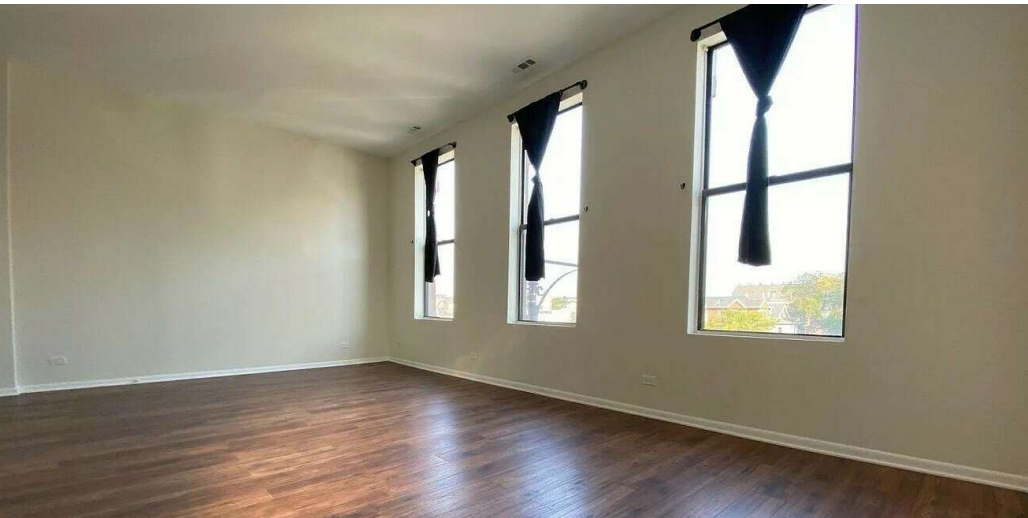
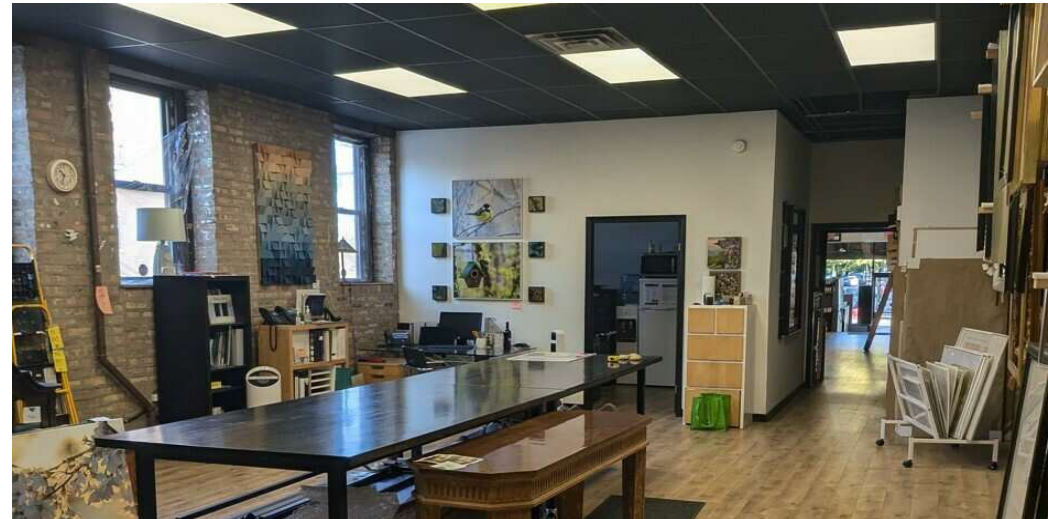
STEVE AARONSON

312.339.2220 | saaronsn@ctkcp.com

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

1461 W FULLERTON AVE, CHICAGO, IL

Mixed-Use | For Sale



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.

NICK SARACENO

847.331.1339 | nsaraceno@ctkcp.com

HOWARD CAPLAN

312.337.4052 | hcapan@ctkcp.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

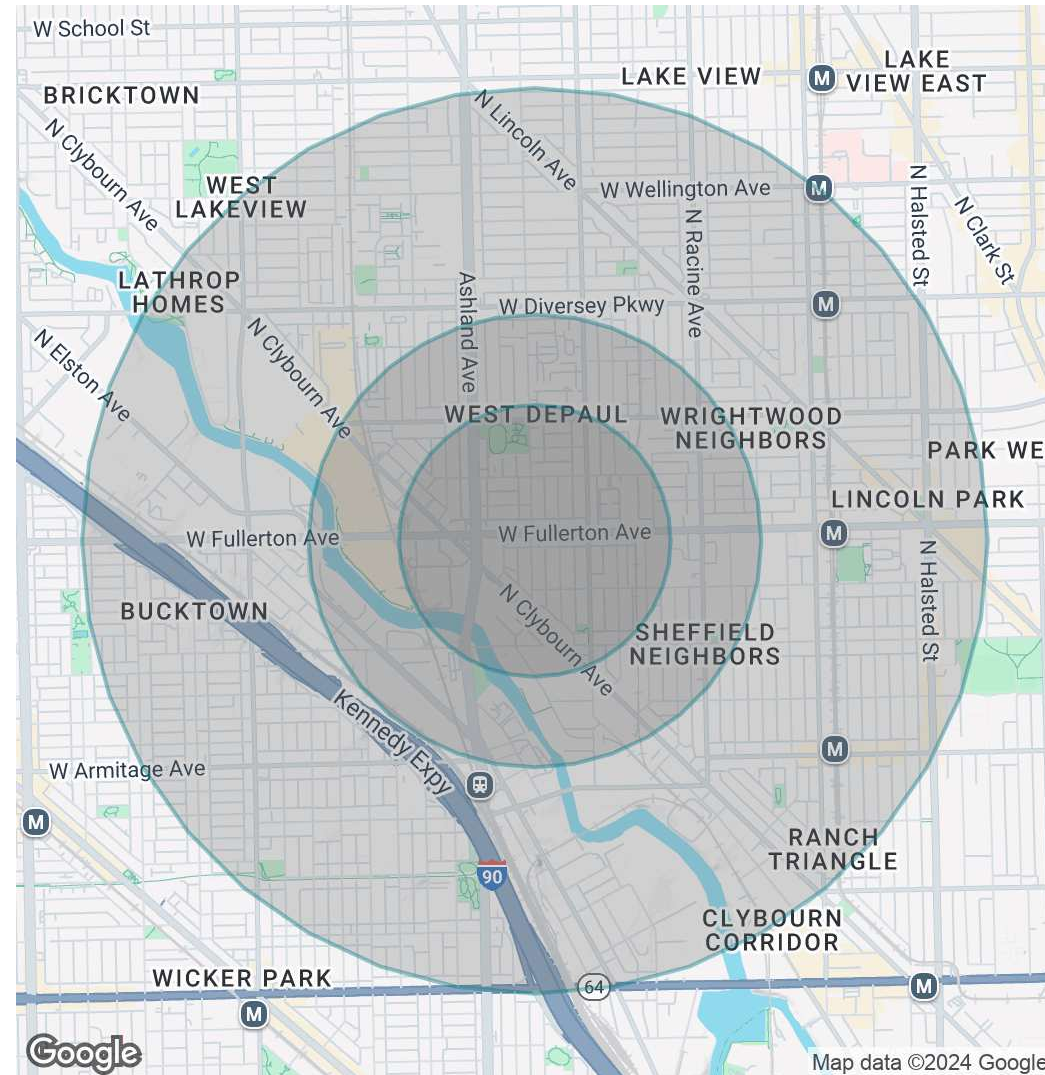
1461 W FULLERTON AVE, CHICAGO, IL

Mixed-Use | For Sale

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,267	13,935	59,536
Average Age	36	35	34
Average Age (Male)	35	34	34
Average Age (Female)	37	35	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,305	5,649	26,457
# of Persons per HH	2.3	2.5	2.3
Average HH Income	\$224,874	\$245,081	\$228,867
Average House Value	\$992,393	\$1,046,155	\$1,001,145

Demographics data derived from AlphaMap



NICK SARACENO 847.331.1339 nsaraceno@ctkcp.com	HOWARD CAPLAN 312.337.4052 hcapan@ctkcp.com	STEVE AARONSON 312.339.2220 saaronsn@ctkcp.com
--	---	--

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.

1461 W FULLERTON AVE, CHICAGO, IL

Mixed-Use | For Sale



PROPERTY HIGHLIGHTS

- Prime Location in Lincoln Park
- Classic Chicago Masonry Building
- High Rental Demand
- Renovated in 2020
- Very Good Condition
- 2 Two-Bedroom Apartments
- 2 One-Bedroom Apartments
- 1 Commercial Storefront
- Central HVAC
- 0.6 Miles to Kennedy Expressway
- 4 Blocks to DePaul University
- 1.5 Blocks to Wrightwood Park



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.

NICK SARACENO

847.331.1339 | nsaraceno@ctkcp.com

HOWARD CAPLAN

312.337.4052 | hcaplan@ctkcp.com

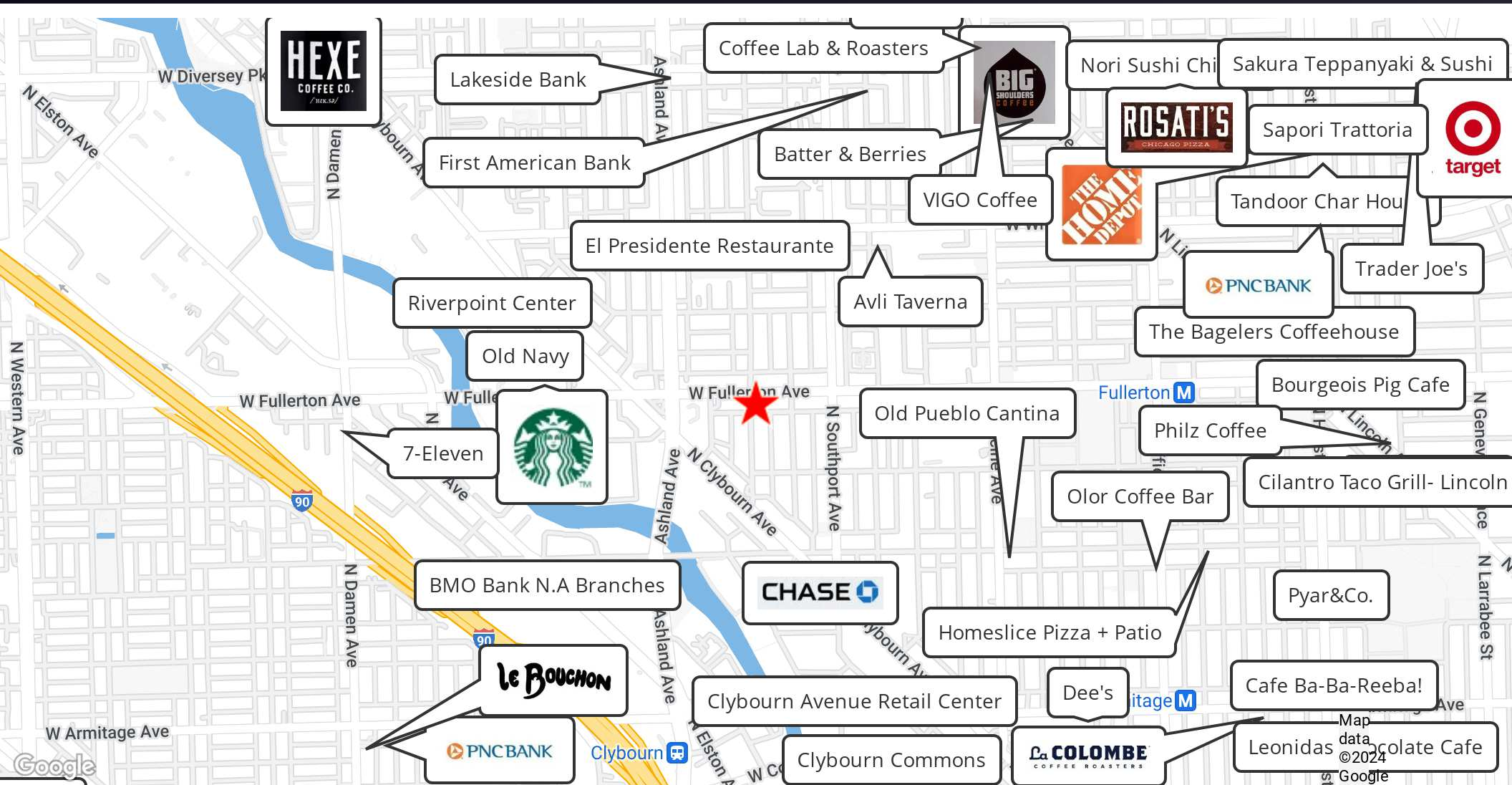
STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

1461 W FULLERTON AVE, CHICAGO, IL

Mixed-Use | For Sale



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.

NICK SARACENO	HOWARD CAPLAN	STEVE AARONSON
847.331.1339 nsaraceno@ctkcp.com	312.337.4052 hcapan@ctkcp.com	312.339.2220 saaronsn@ctkcp.com