

4219 N FRANCISCO

4219 N FRANCISCO AVE, CHICAGO, IL 60618

MULTIFAMILY PROPERTY **FOR SALE**

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BE COMMERCIAL

3352 N Sheffield Ave. | Chicago, IL
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OFFERING SUMMARY

Sale Price:	\$1,048,000
Building Size:	4,470 SF
Lot Size:	3,125 SF
Number of Units:	3
Price / SF:	\$234.45
Cap Rate:	6.64%
NOI:	\$69,588
Year Built:	1913
Renovated:	2016
Zoning:	RS-3
Market:	Horner Park

PROPERTY OVERVIEW

Charming Horner Park Investment Opportunity! Located at 4219 N Francisco Ave, this beautiful 3-unit brick building is perfect for investors or owner-occupants and was fully renovated in 2016 down to the studs. The first-floor duplex features 3 bedrooms and 2.5 baths, fully renovated with modern finishes. The second and third-floor units each offer 3 bedrooms and 1 bath, with hardwood floors, quartz countertops, and decorative fireplaces. Each unit has separate HVAC systems and in-unit laundry. The property also includes a 2-car garage and a lovely backyard. Situated in the thriving Horner Park neighborhood, you'll be steps away from parks, schools, restaurants, and the Francisco Brown Line El station. Don't miss this turn-key cash flowing investment in a prime location!

PROPERTY HIGHLIGHTS

- - Fully renovated building with modern amenities
- - 100% occupancy with reliable rental income
- - Charming historic architecture with contemporary interior finishes
- - Three spacious and well-designed units
- - Prime location in the sought-after Horner Park area

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	3	2.5	-	\$2,690	-	-	-	-	-	06/25
2	3	1	-	\$2,177	-	-	-	-	-	03/25
3	3	1	-	\$2,106	-	-	-	-	-	05/25
TOTALS			0 SF	\$6,973	\$0.00	\$0	\$0.00	\$0		
AVERAGES				\$2,324						

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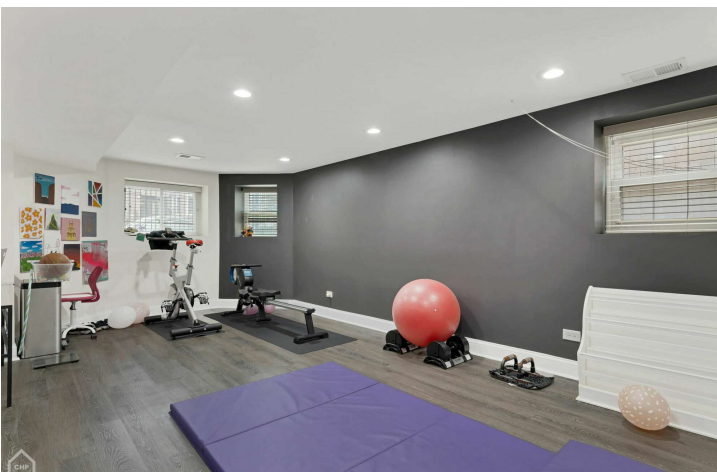
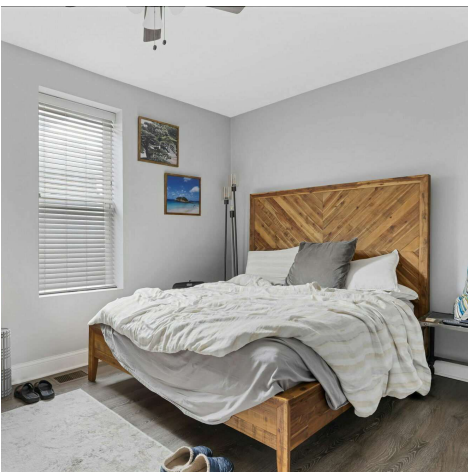
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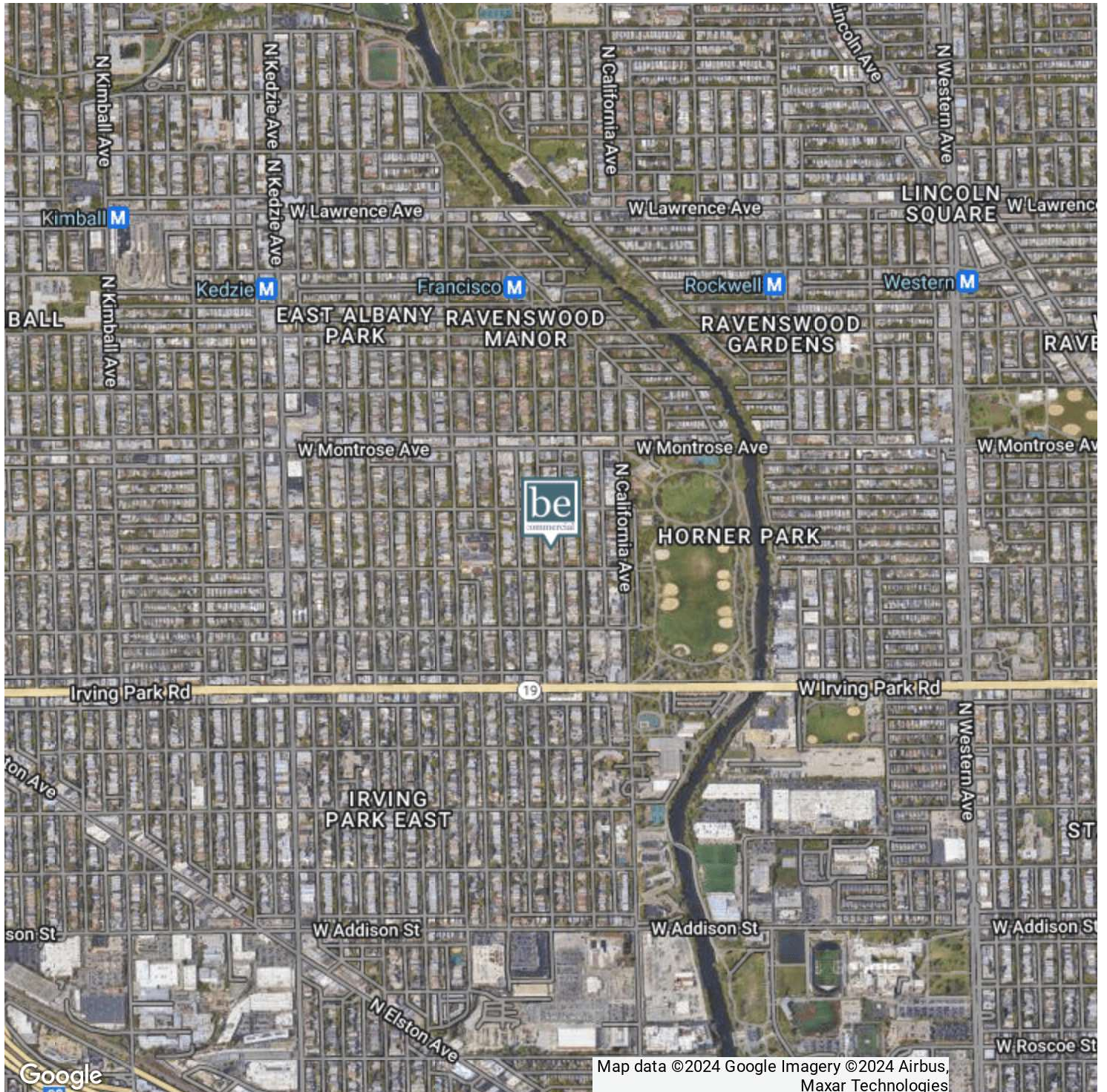
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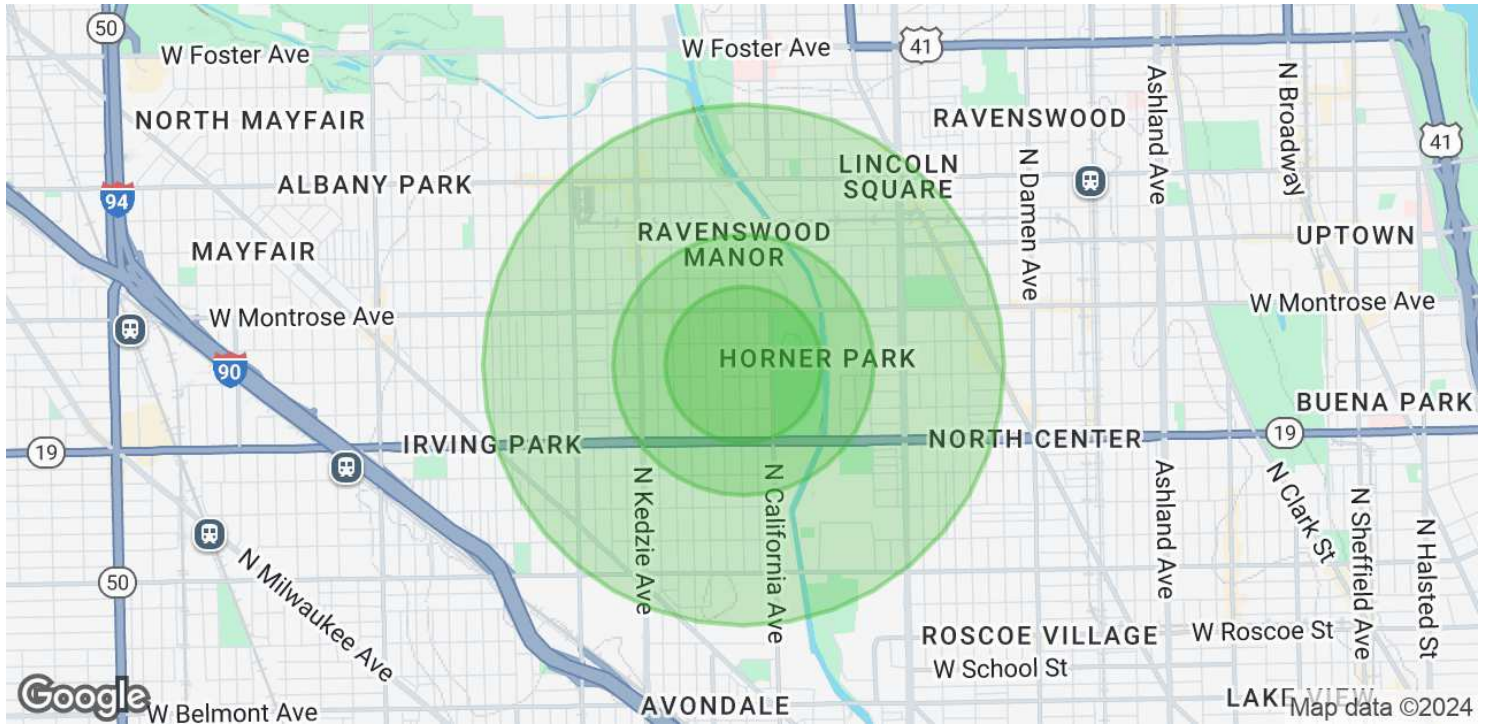
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,156	14,394	59,976
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,219	6,056	24,712
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$111,758	\$132,235	\$131,621
Average House Value	\$535,785	\$601,902	\$580,653

Demographics data derived from AlphaMap

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