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5401 WEST MONTROSE AVENUE



**KELLER WILLIAMS REALTY PARTNERS**  
700 Busse Hwy  
Park Ridge, IL 60068

**DAVID PIOTROWSKI**  
SENIOR COMMERCIAL BROKER  
O: (773) 349-4337  
dpiotrowski@kw.com  
475.155906 , IL

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# EXECUTIVE SUMMARY

5401 WEST MONTROSE AVENUE



## OFFERING SUMMARY

PRICE:	\$399,000
LOT SIZE:	7,000 SF
ZONING:	B3-1
FRONTAGE:	62'
TRAFFIC COUNT:	20,700
SIGNAL INTERSECTION:	Montrose & Long
UTILITIES:	To Site
APN:	13-16-301-017/018
MARKET:	Chicago-Naperville-Elgin, IL-IN-WI

## PROPERTY OVERVIEW

Exceptional investment opportunity located at the signalized intersection of Montrose and Long in Chicago's vibrant Portage Park neighborhood. This high-visibility corner property offers approximately 62 feet of frontage on Montrose Avenue with a total lot size of 7,000 SF. Zoned B3-1, this site allows for a wide range of commercial and mixed-use development possibilities.

Property was a dry cleaner in the past and soil will need to be addressed before anything can be built. Contact agent for more information.



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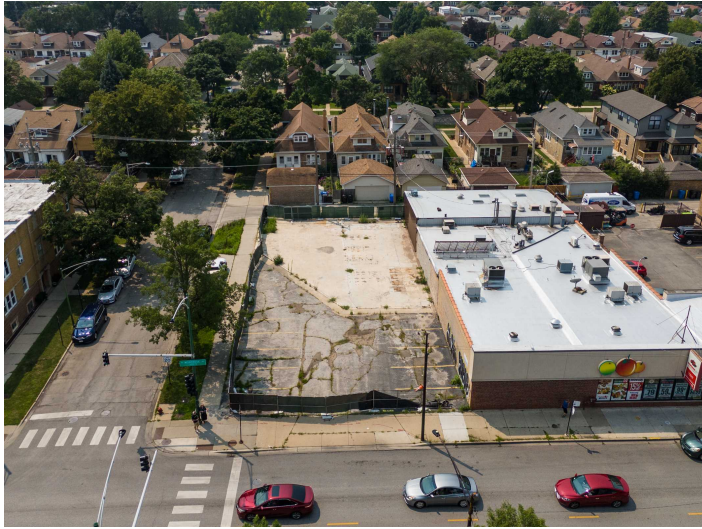
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## LOCATION & HIGHLIGHTS

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## LOCATION INFORMATION

Building Name:	5401 West Montrose Avenue
Street Address:	5401 West Montrose Avenue
City, State, Zip	Chicago, IL 60641
County:	Cook County - IL
Market:	Chicago-Naperville-Elgin, IL-IN-WI
Sub-market:	Portage Park
Cross Streets:	Montrose and Long
Signal Intersection:	Montrose and Long

## LOCATION OVERVIEW

Portage Park is located on the northwest side of the City of Chicago, Illinois and is one of 77 officially designated Chicago community areas. Portage Park is bordered by the community areas of Jefferson Park and Forest Glen to the north, Dunning and the suburb of Harwood Heights to the west, Irving Park to the east and Belmont-Cragin to the south.

The area is notable for its Six Corners outdoor shopping district, centered at the intersection of Irving Park Road, Cicero Avenue and the diagonal Milwaukee Avenue, the Portage Theater and for its namesake - Portage Park. The name of the park was taken from the major portage linking the Des Plaines and Chicago rivers along what is today Irving Park Road. The area was so swampy that in wet weather, Native Americans and trappers were easily able to paddle through the area in either direction without leaving their canoes.[2] In those days, the Des Plaines was perhaps the most significant way to the Illinois, and then on to the Mississippi (and to return).

Portage Park has the largest Polish community in the Chicago Metropolitan Area according to the 2000 census. Portage Park is home to the Polish American Association, the Polish Jesuit Millennium. One of the area's parks is named Chopin Park after Frédéric Chopin, Poland's most famous composer.

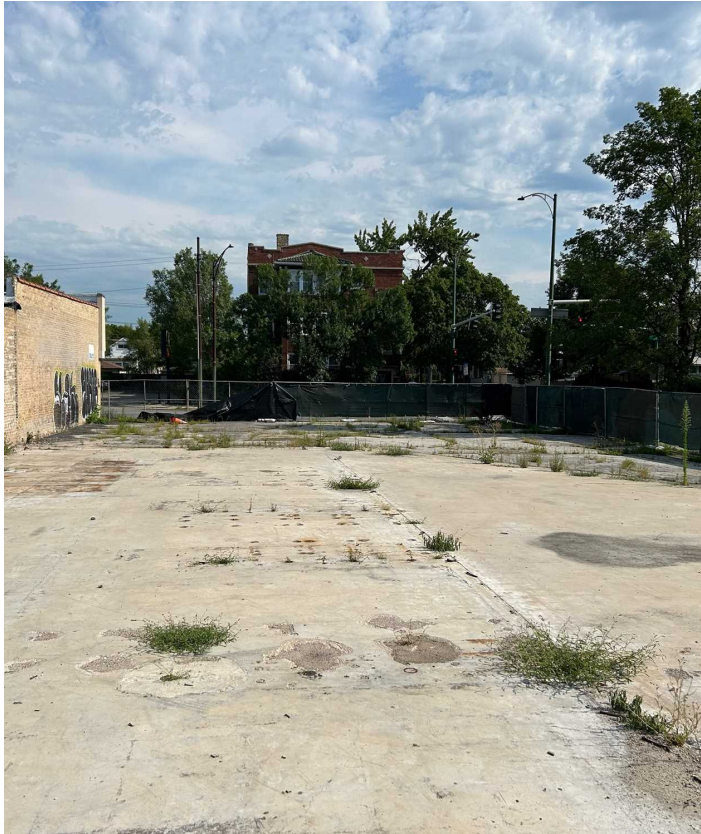
## PROPERTY HIGHLIGHTS

- Property Highlights:
- Lot Size: 7,000 SF
- Zoning: B3-1
- Frontage: 62'
- Traffic Count: 20,700 VPD



## PROPERTY PHOTOS

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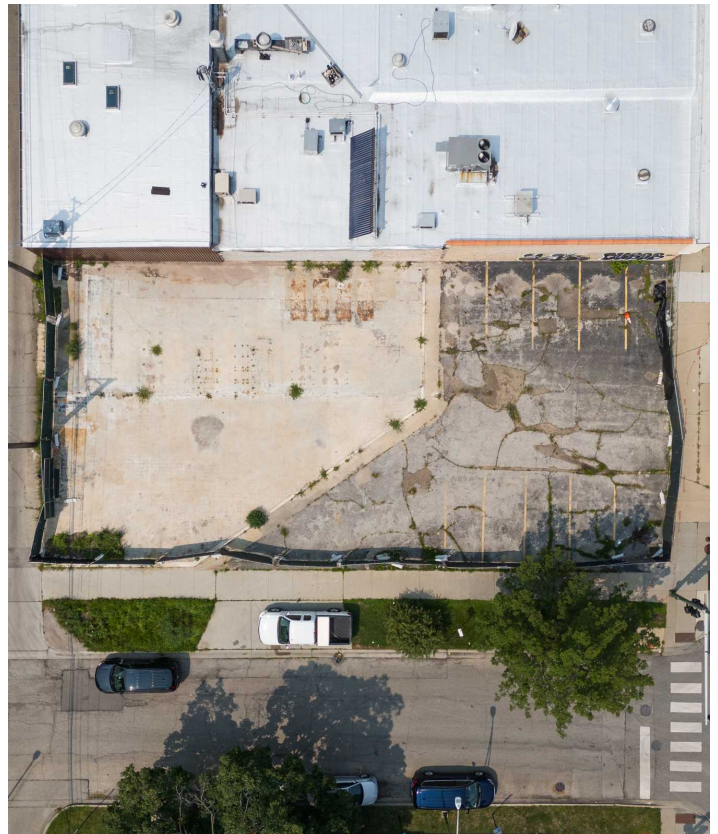
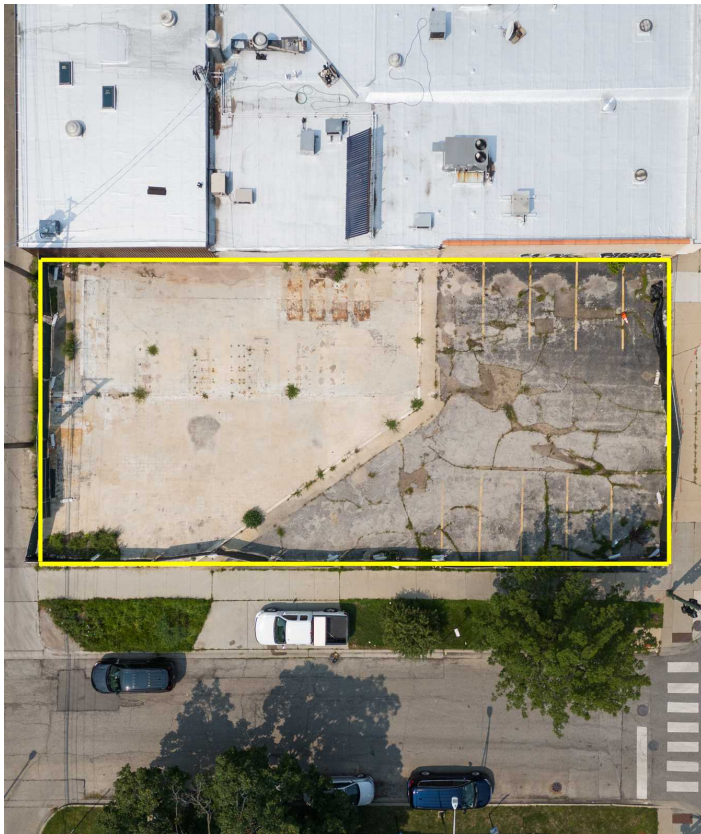
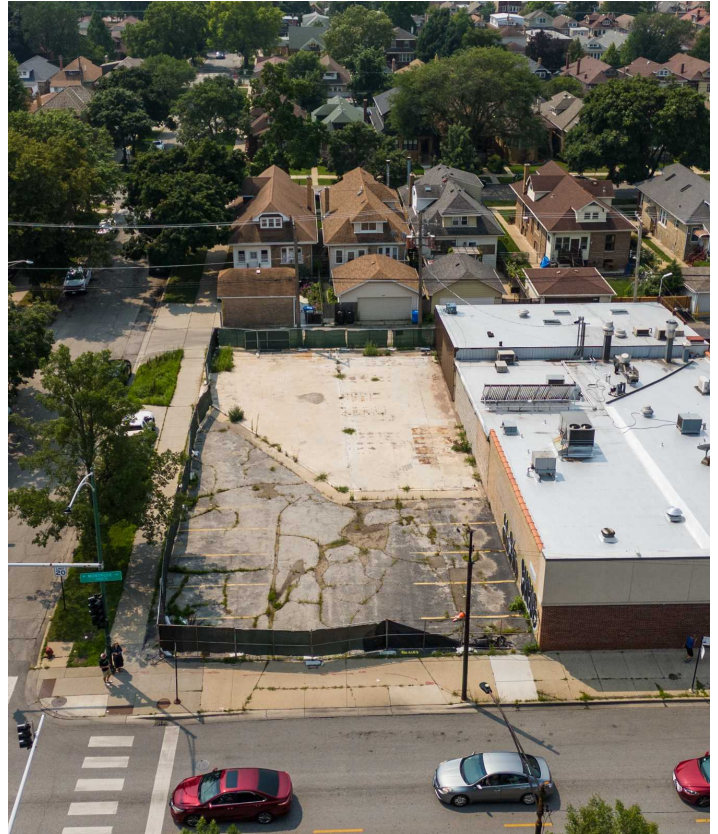
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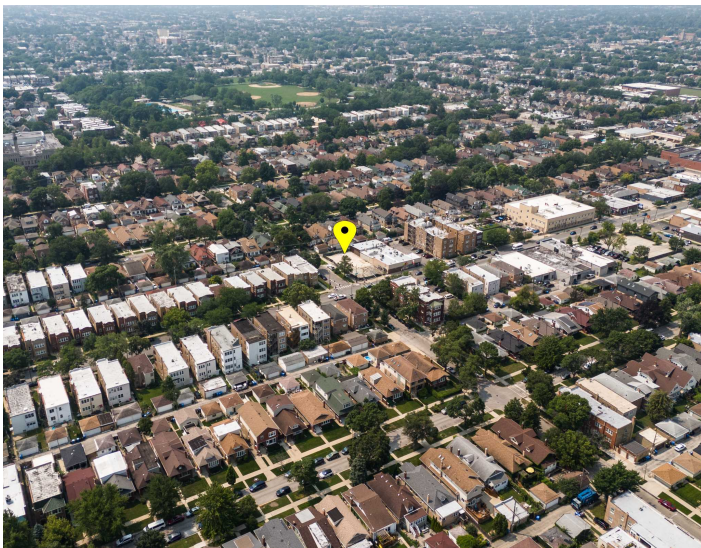
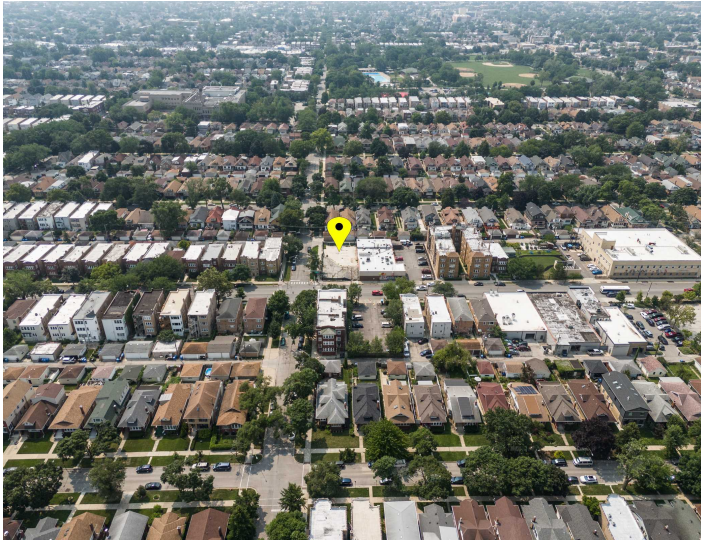
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## PROFESSIONAL BIO

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## PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.