

# Ukrainian Village

Mixed-use property with income producing apartments for sale and retail space for lease.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com



## Demographics

Population	1-Mile	5-Mile
2022 Population	56,951	1,175,566
2027 Population	56,777	1,182,382
Annual Growth 2022-2027	-0.3%	0.6%

## Households

2022 Households	25,545	499,593
Annual Growth 2022-2027	-1.1%	1.0%

## Income

Avg. Household Income	\$114,924	\$85,075
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Source: Costar

## Nearby Businesses

OKAY Cannabis Dispensary	Subway
AT&T Store	Prequel Cafe
Feld	Pierre's Bakery
McDonald's	Cleos Bar and Grill
Mariano's	Dante's Tavern

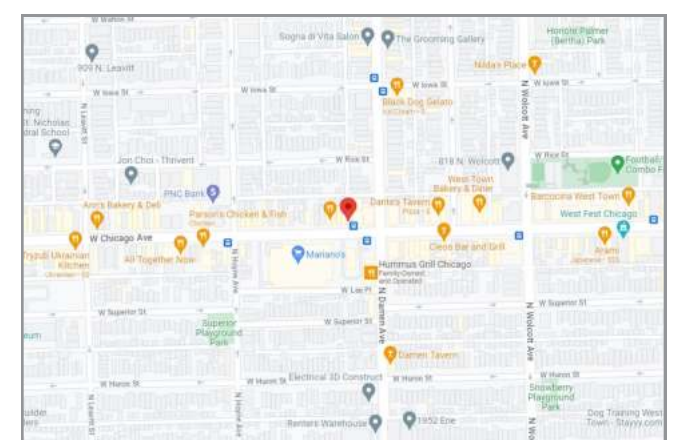
## Location: Ukrainian Village/West Town

Over the past century, West Town has seen waves of immigrants from all over the world. These global influences have shaped the neighborhood into the funky, creative enclave it is today. This is where you can find an Old-World pierogi joint, a botanical-inspired brewery, and a contemporary omakase spot — all on the same street. If you're spending a day in West Town, Chicago Ave. is a good spot to start exploring. Many of the area's diverse restaurants and bars are clustered around this area, like Chicago's first botanic brewery, German-Southern fusion in a beer hall, a Michelin-starred Portuguese tasting menu, a BYOB Creole spot, and a Filipino bakery with lines out the door. West Town encompasses the historic Ukrainian Village, which brings the Eastern European heritage to the area.

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## Map

On West Chicago Avenue, between North Damen Avenue and North Hoyne Avenue.



## Business Description

Welcome to this mixed-use property located in the heart of Ukrainian Village. The property features a vacant retail space with new light fixtures and flooring. The second floor boasts a spacious one-bedroom/bath apartment with a den/small bedroom and a large private deck. The third floor features another one-bedroom/bath apartment and a porch. Both apartments have separate HVAC systems, dishwashers and in-unit washer/dryers. The apartments are currently leased, for passive income. Don't miss out on this opportunity to invest in one of Chicago's most desirable neighborhoods as an investor or owner/operator.

**Purchase Price:** \$740,000 (Real Estate)

**Property Taxes:** \$15,489.56 (2021)

**Size (Approx.):** 3,317 SF (Bldg.), 2,964 SF (Lot), 1,200 SF (Grd Fl.)

**OpEx:** N/A

**Lease Rate:** \$30/SF Modified Gross

**For additional information or to schedule a showing, contact:**

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