



INVESTMENT OPPORTUNITY THREE 3-STORY MIXED-USE BUILDINGS FOR SALE

Three 3-story mixed-use buildings for sale in East Humboldt Park. Buildings are adjacent, but not contiguous. Newly renovated in 2018. Entire property is home to 12 total units: 8 residential units, 3 commercial units, and 1 garage. Quality residential units have individual furnaces and 6 out of 8 have in-unit laundry. Great visibility corner along prime Division Street (18,600 vehicles per day). 2 blocks to 207 acre Humboldt Park. Owner Financing may be available.

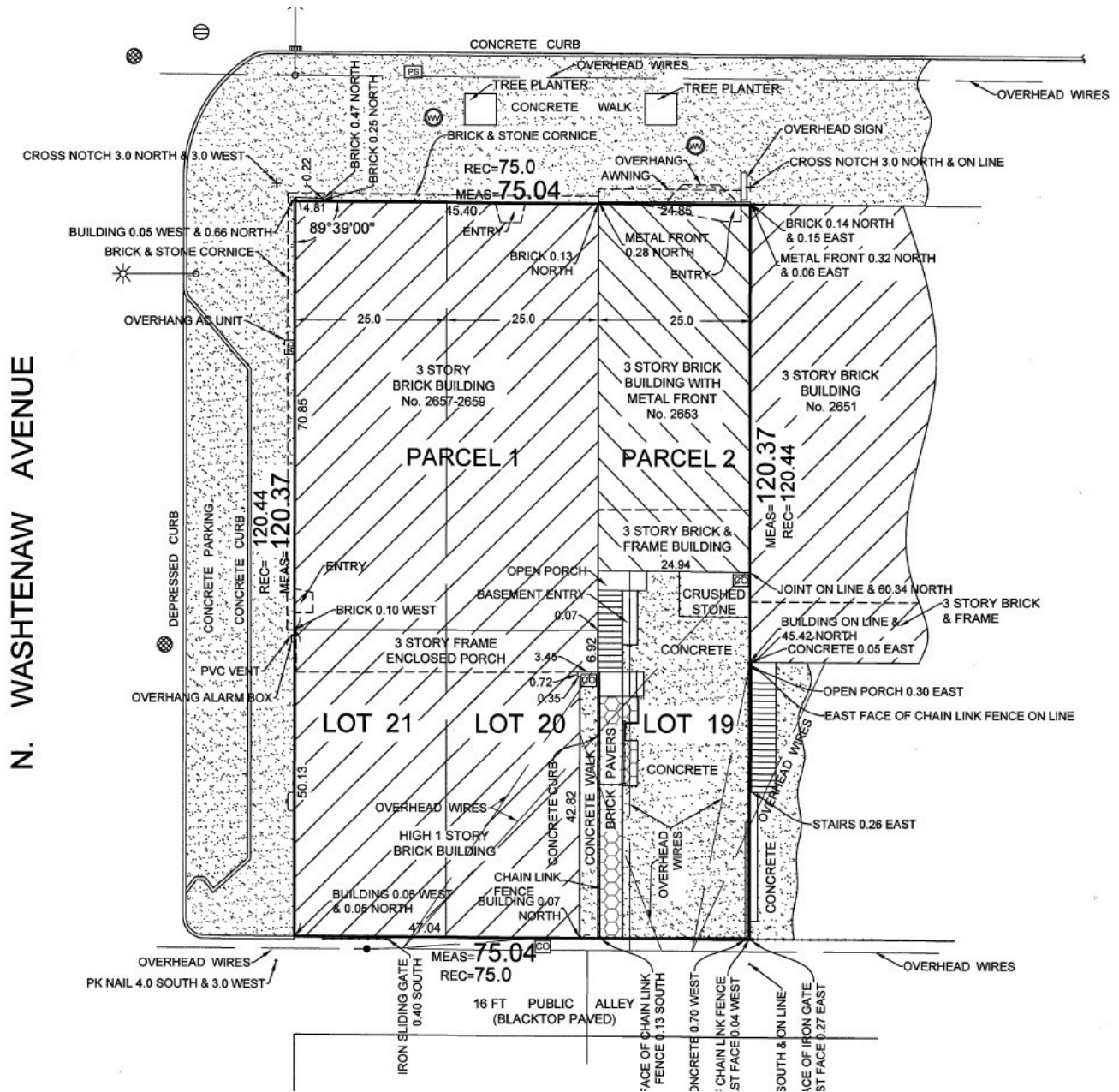
Asking Price:	\$2,700,000 \$2,495,000	Zoning:	B1-1
Buildings Size:	17,728 SF Total Buildings	Commercial Units:	(Qty. 3) Commercial
	<u>2653 Division:</u> 4,600 SF		(Qty. 1) Garage
	<u>2657 Division:</u> 5,314 SF	Apartments:	(Qty. 4) 3-bed/1bath
	<u>2659 Division:</u> 5,314 SF		(Qty. 2) 2-bed/1bath
<u>2659 Garage:</u> 2,500 SF		(Qty. 2) 1-bed/1bath	
Lot Size:	9,033 SF Lot (0.21 Acres)	Taxes (2023):	\$41,255.90
Lot Dimensions:	75.04'x120.37'	PIN#:	16014010010000
Year Built:	1902—Rehabbed in 2018		16014010020000



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SURVEY



N. WASHTENAW AVENUE



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2653-59 W. DIVISION ST.
CHICAGO, ILLINOIS 60622

RENT ROLL
2653-59 W. DIVISION ST.

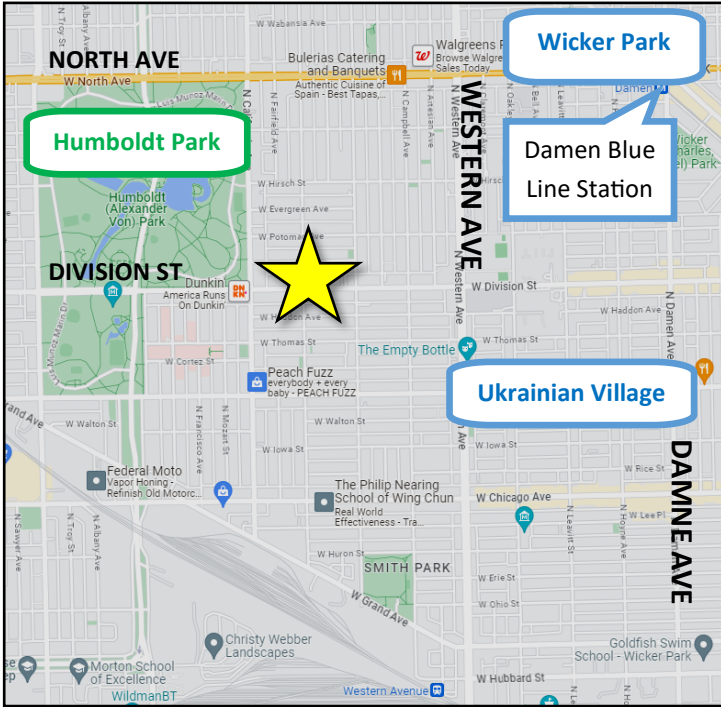
Unit	BD/BA	Monthly Rent
Garage	--/--	\$1,400.00
2653 - Commercial	--/--	\$1,400.00
2653-2	3/1.00	\$1,870.00
2653-3	3/1.00	\$1,900.00
2657 - Commercial	--/--	\$2,500.00
2657-2F	2/1.00	\$1,450.00
2657-2R	1/1.00	\$1,225.00
2657-3F	2/1.00	\$1,495.00
2657-3R	1/1.00	\$1,300.00
2659 - Commercial	--/--	\$1,500.00
2659-2	3/1.50	\$1,900.00
2659-3	3/1.00	\$1,695.00
		\$19,635.00



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LOCATION



HIGHLIGHTS

- Located in Paseo Boricua area —known as “Little Puerto Rico”.
- Within 2.6 miles of Kendall College and Malcom X College.
- 1.6 miles to Damen Station (Blue Line - O'Hare Branch).
- Steps to the 207 acre Humboldt Park.
- Traffic Count: 18,619 vehicles per day travel along Division Street

WALK SCORE

2653 West Division Street
Walker's Paradise



AERIAL



DEMOGRAPHICS

	1 mile	3 miles
Population	57,236	453,688
Households	23,167	180,044
Median Age	36.60	36.30
Median HH Income	\$96,774	\$92,416
Daytime Employees	19,792	257,424
Population Growth '23 - '28	▼ -0.45%	▲ 0.37%
Household Growth '23 - '28	▼ -1.36%	▲ 0.33%



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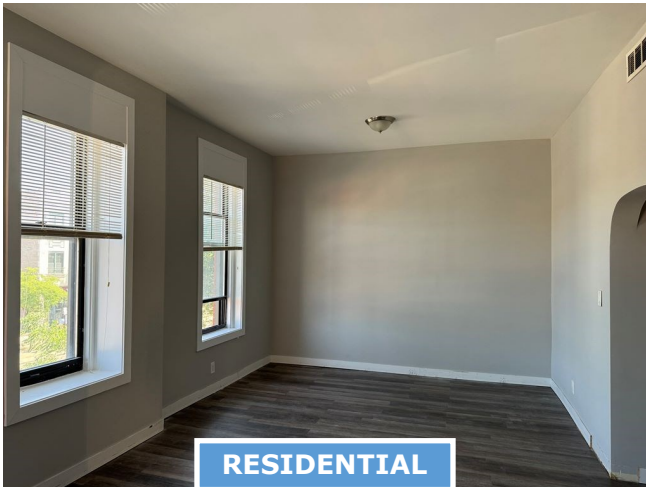
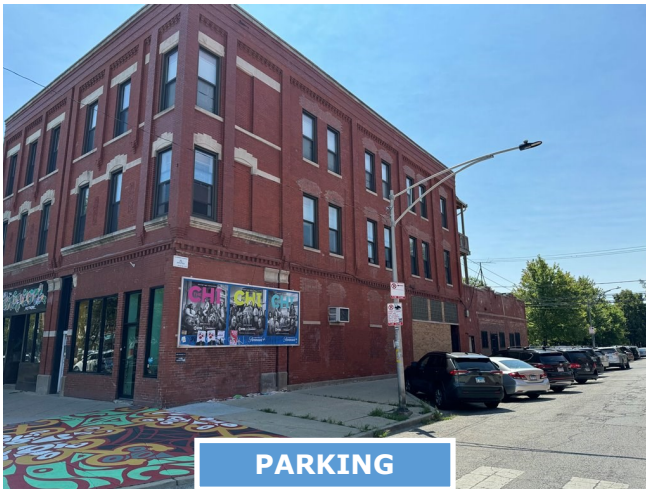
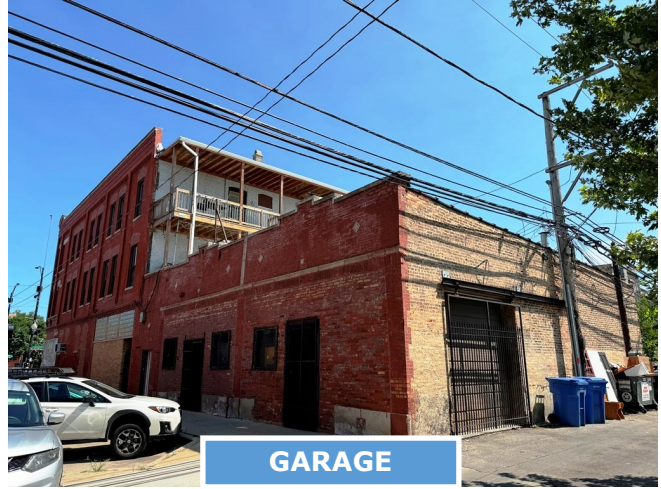
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PHOTOS



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