

MILLENNIUM PROPERTIES R/E

For Sale: Former Funeral Home Totalling 20,756 SF on North Ave.

5338-58 W. North Avenue, Chicago, IL

Price Upon Request



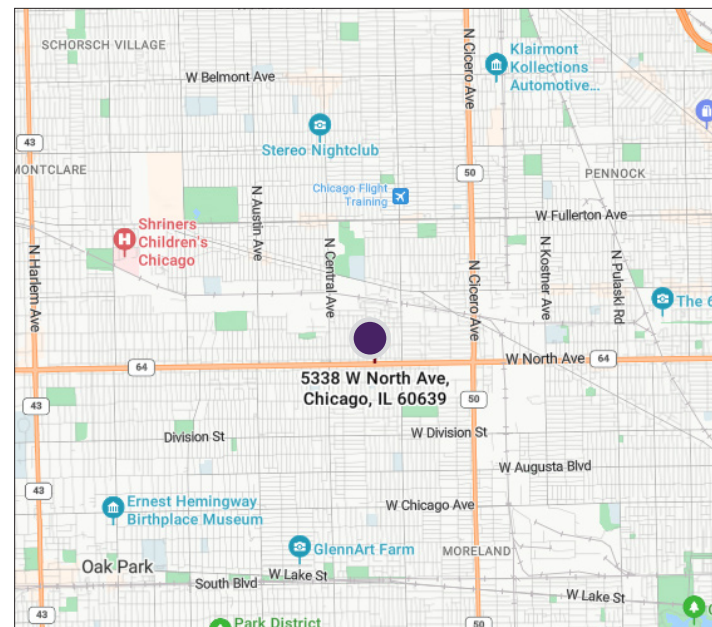
Property Highlights

- Three adjacent mixed-use buildings
 - 1605 N Long - 5,440 SF, two-story building consisting of five apartments and a chapel
 - 5350 W North - 8,188 SF building consisting of a former funeral home and one, three-bedroom apartment
 - 5346 W North Ave - 9,000 SF single-story office building with rear garage
- 13 parking spaces
- Strong opportunity for repositioning, re-development, or multi-tenant investment
- Easy access to expressway and public transportation
- Nearby attractions: Planet Fitness, AMC Galewood Crossings 14, Walmart, Home Depot and Menards
- Land area: 25,020 SF
- Traffic count: 22,969 vehicles daily
- Zoning: B3-1
- Real Estate Taxes (2024) - \$51,482.01

Property Overview

Available for sale is a portfolio of three adjacent buildings, formally occupied by a funeral home and located in the heart of Chicago's Austin neighborhood. Situated at the northeast corner of Long and North Avenues, which is a main artery in the North Austin neighborhood. The site features three masonry buildings across eight lots, totaling 0.57 acres, with a mix of commercial, residential, and garage/shop space. Existing improvements include the corner property which is a two-story mixed-use building plus a basement. The unit mix includes chapel, one, one-bedroom apartment, four studio apartments and a detached garage. The middle property is a one story, part-two story building with a partial basement. The mixed-use property has the funeral home on the first floor and a three-bedroom apartment on the second floor. The third building is a single-story commercial property that consists of office space and a garage/shop area.

Positioned along a major West Side corridor, the Austin neighborhood provides strong demographics, high traffic, and convenient access to North Avenue, Central Avenue, I-290, and nearby CTA transit options. With ongoing revitalization and emerging local businesses, this signalized corner at North and Long Avenues offers exceptional visibility and is well-suited for redevelopment, repositioning, or multi-tenant leasing—an attractive opportunity for investors seeking value and long-term growth.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,063	42,794	109,363
Households	2,675	16,248	40,382
Median Income	\$193,975	\$147,616	\$149,362

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