

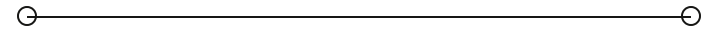


FOR SALE

Lakeview | Condo FOR SALE

1419 W. BELMONT AVE.

Chicago, IL 60657



PRESENTED BY:

ADAM NAPP, CCIM

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

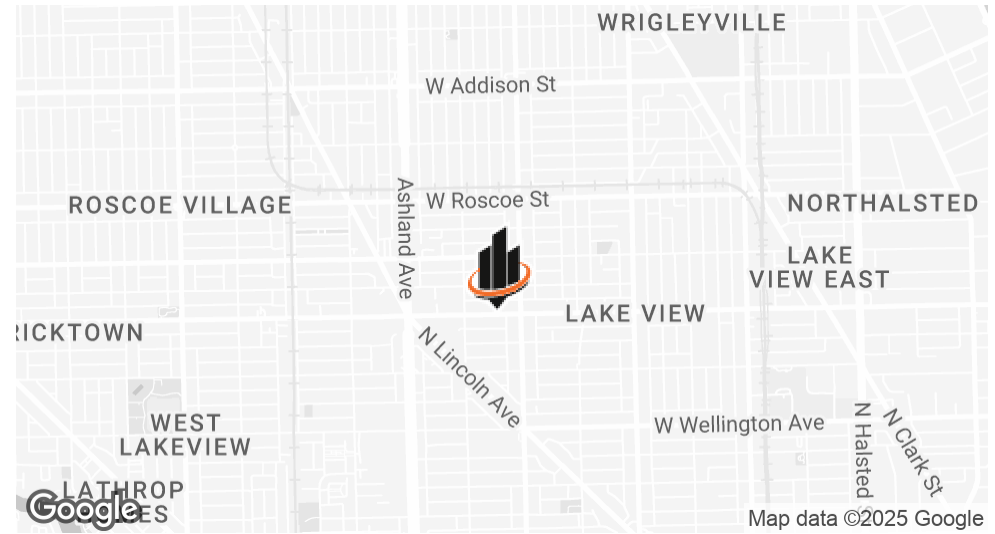
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$279,000
BUILDING SIZE:	900 SF
TAXES:	\$9,436 (2023)
ZONING:	B3-2
SUBMARKET:	Lakeview
PARKING:	One (1) Garage Spot Included

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PROPERTY DESCRIPTION

HIGH-END BUILDOUT WITH ONE GARAGE SPOT! SVN Chicago Commercial is pleased to offer 1419 W. Belmont for SALE. The subject building is located on the highly trafficked Belmont Avenue between the Southport Corridor and the six-way intersection of Lincoln/Belmont/Ashland in Chicago's Lakeview neighborhood. It is conveniently one block east of Whole Foods and two blocks south of the Southport Brown Line stop. The space is a 900 SF fully built-out commercial condominium with one glass conference room, one large office, open work area, kitchenette, one ADA bathroom, and storage. The space comes with one indoor garage parking space. The property is zoned B3-2 and ideal for any office or service retail uses. Please call the SVN advisor for further information or view the video tour here: <https://youtu.be/bM3mUR-Ht2g>

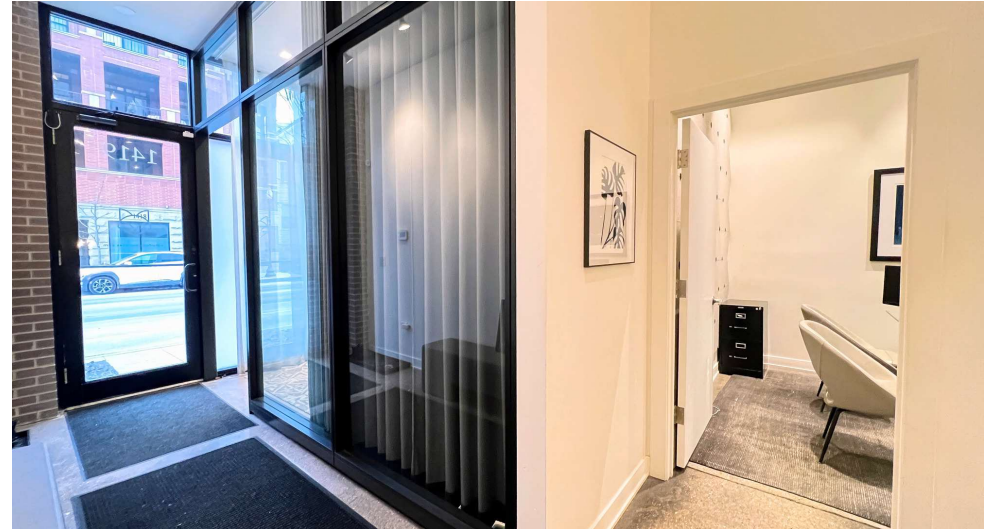
COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	1419 W. Belmont Ave.
CITY, STATE, ZIP	Chicago, IL 60657
SUB-MARKET	Lakeview
CROSS-STREETS	Belmont / Southport
SIDE OF THE STREET	South

PROPERTY HIGHLIGHTS

- 900 SF Ground Floor Commercial Condo
- High-End Build Out with Glass Conf Room, One Large Office, Open Work Area, Kitchenette, One ADA Bathroom, and Storage
- One (1) Garage Parking Space Included
- Zoned B3-2, Ideal for Office or Service Retail
- Lakeview Neighborhood, One Block from Whole Foods
- Two Blocks from Southport Corridor and Southport El Stop (Brown Line)
- Taxes - \$9,436 (2023)
- Assessments - \$154/month
- Video Tour - <https://youtu.be/bM3mUR-Ht2g>



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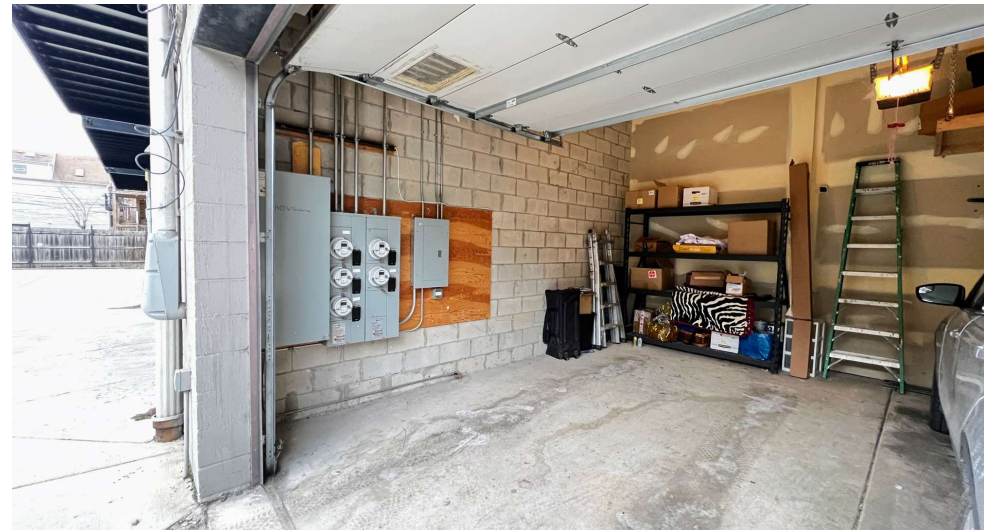
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PHOTOS



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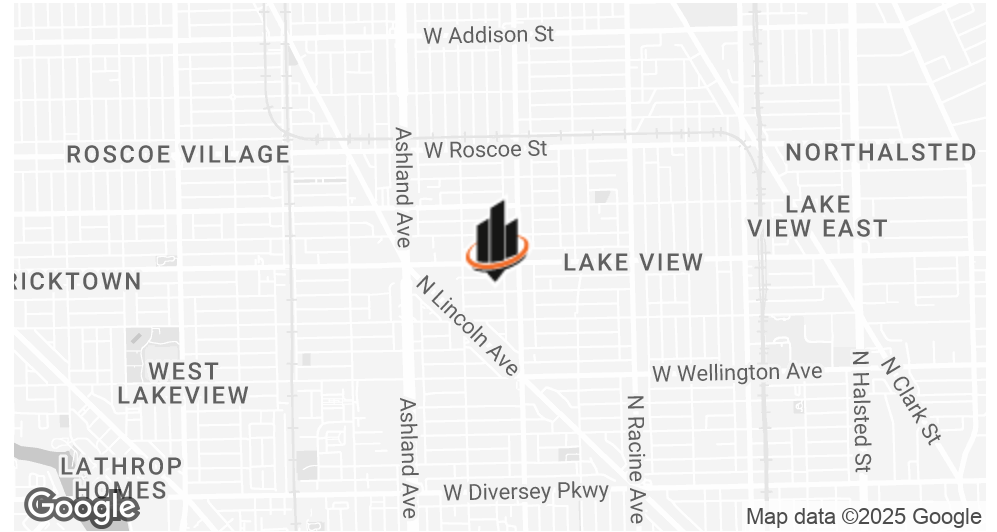
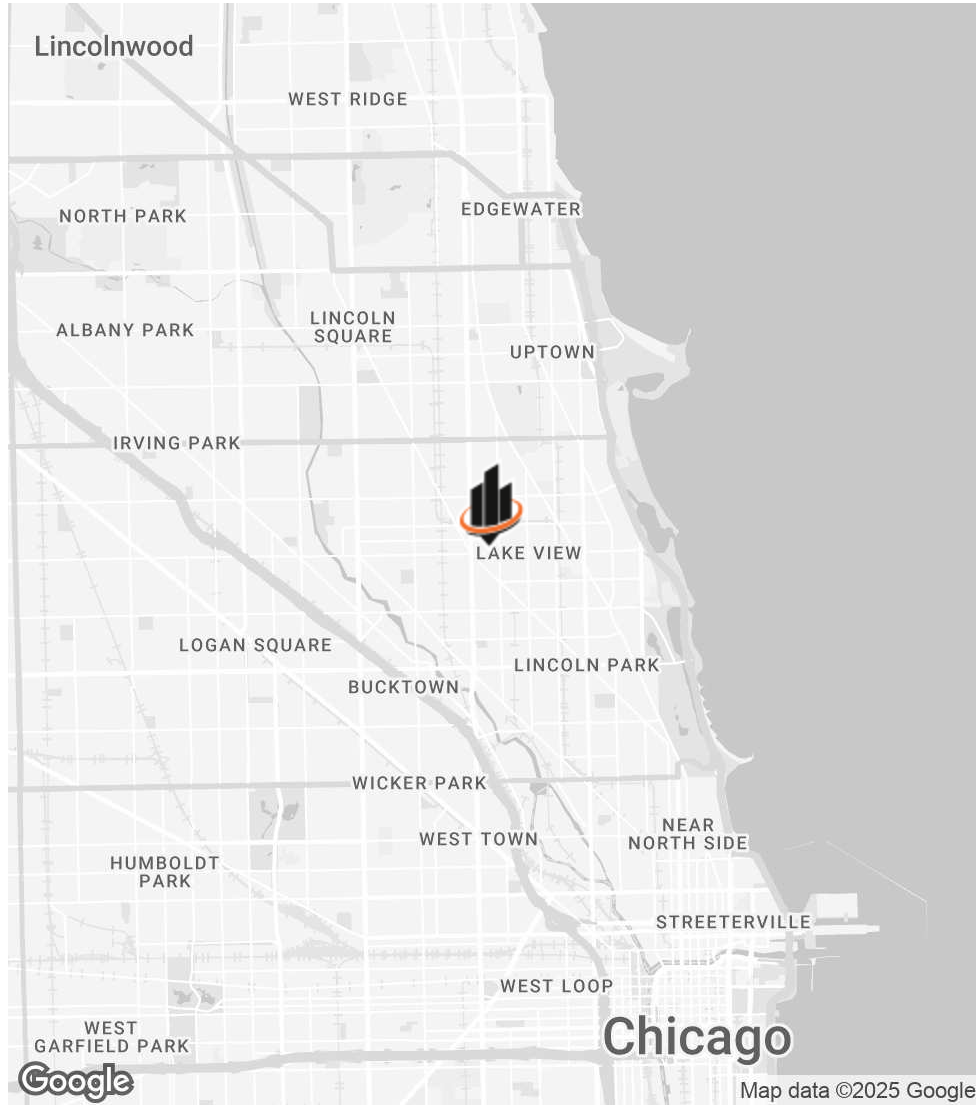
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RETAIL AERIAL MAP



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LOCATION MAPS



LOCATION OVERVIEW

Lakeview is bordered by Diversey Parkway on the south, Irving Park Road on the north, Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. Lakeview had a population of 97,121 residents in 2024, making it one of the largest of the Chicago community areas by population. Much like Chicago in general, it is comprised of smaller neighborhood enclaves such as East Lakeview, West Lakeview, Sheridan Station Corridor, Northhalsted, Southport Corridor, and Wrigleyville. Located just minutes north of downtown, Lakeview's vibrant streets boast some of Chicago's best culture, shopping, dining, and sporting events. It's known for its Belmont Theater District, numerous outdoor festivals and farmer's markets, as well as concerts and games at Wrigley Field.

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DEMOGRAPHICS MAP & REPORT

POPULATION

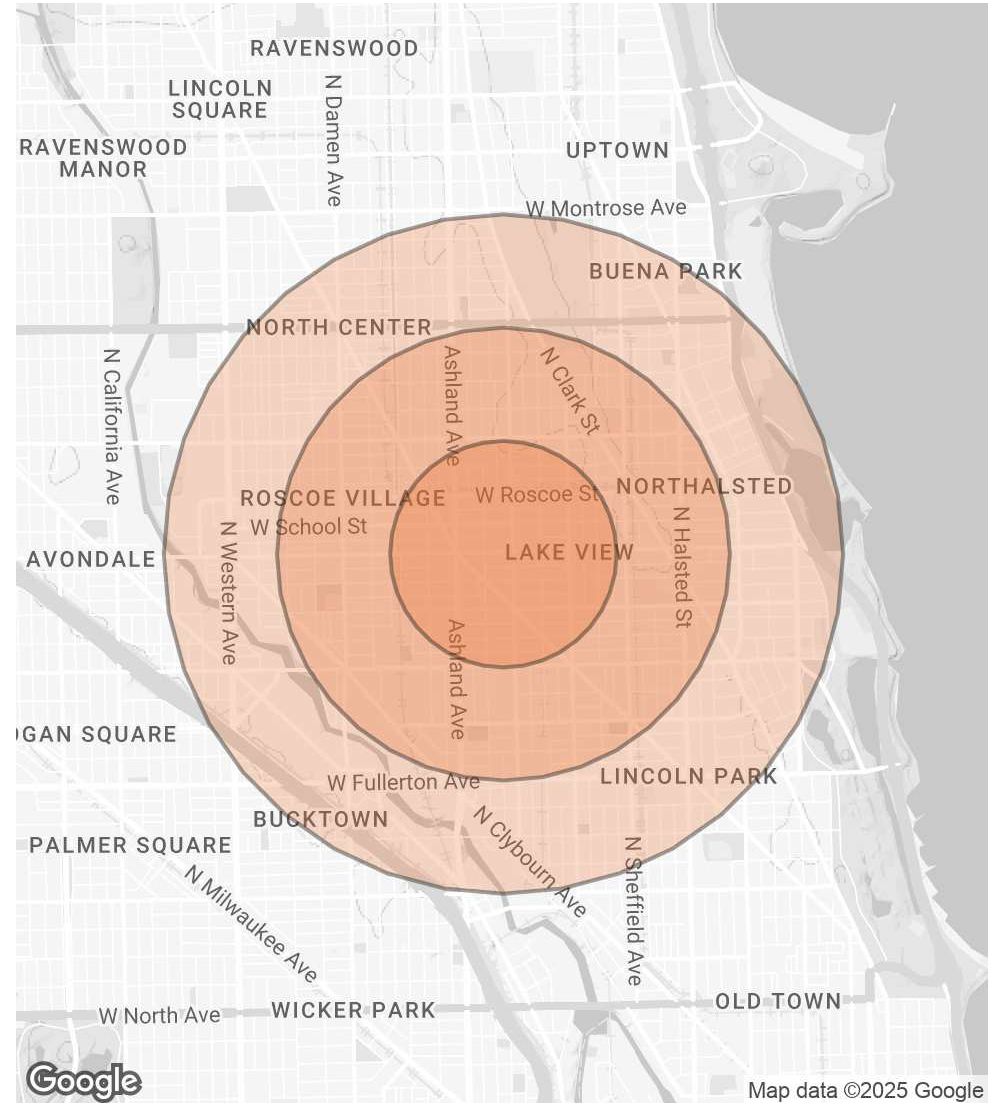
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	17,946	82,753	170,939
AVERAGE AGE	34	34	36
AVERAGE AGE (MALE)	34	34	36
AVERAGE AGE (FEMALE)	33	34	36

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	8,071	39,028	89,629
# OF PERSONS PER HH	2.2	2.1	1.9
AVERAGE HH INCOME	\$231,676	\$206,399	\$178,760
AVERAGE HOUSE VALUE	\$958,060	\$872,091	\$809,540

Demographics data derived from AlphaMap



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