



Avondale

## 2889 N Milwaukee Ave

- *Mixed-use property*
- *Booming Avondale*
- *Logan Square adjacent*
- *Solid cash flow*
- *Long-term value upside*

2 APT, 1 STOREFRONT 3371 SF \$775,000

### Key Details

Retail Space:  
1,720 SF leased until 10/2028

Unit 2F:  
One bed, one bath - mtm lease

Unit 2R:  
Two beds, one bath - vacant

2 Car garage

Partial basement

Cap rate of 7%

Taxes (2023): \$8,827 / year

Building Size: 3,371 SF

Lot Size: 2,875 SF

### Bill Hynes

Broker  
M: 773.671.7689  
bill.hynes@compass.com

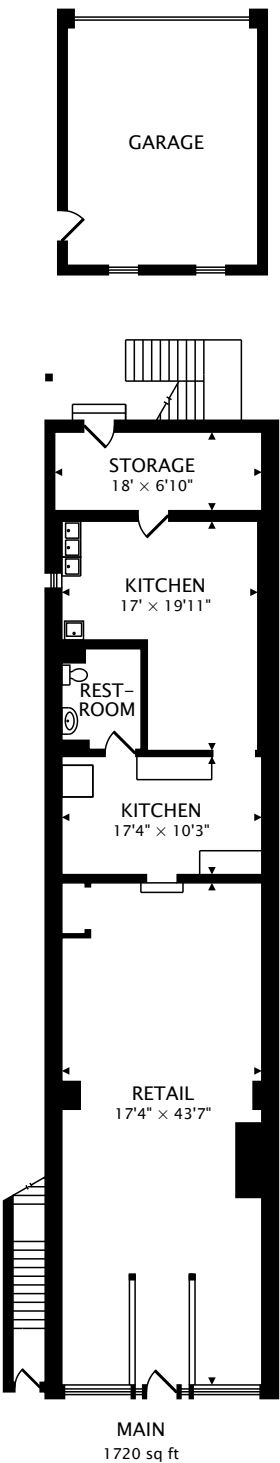
### Listing Description

An excellent investment opportunity, this charming two-story mixed-use building is ideally positioned along Milwaukee Avenue, adjacent to Logan Square, in Chicago's rapidly developing Avondale neighborhood. Situated in a prime location, it boasts convenient access to the CTA Blue Line, buses, and I-90/94, surrounded by a dynamic mix of local and national businesses, including restaurants, cafes, and boutiques. This well-maintained property features a first-floor storefront (1,720 SF) leased to a catering company, ensuring a steady income stream with three years remaining on the lease. The 2nd floor is currently configured as two apartments: the front unit is a one bedroom, one bathroom on a month-to-month lease, and the rear apartment is a vacant two-bedroom, one-bathroom with an enclosed porch ready for a new tenant or updates to maximize rental income. A two-car garage provides additional income. Offering an excellent annual income, this property represents a solid investment opportunity!

## COMPASS



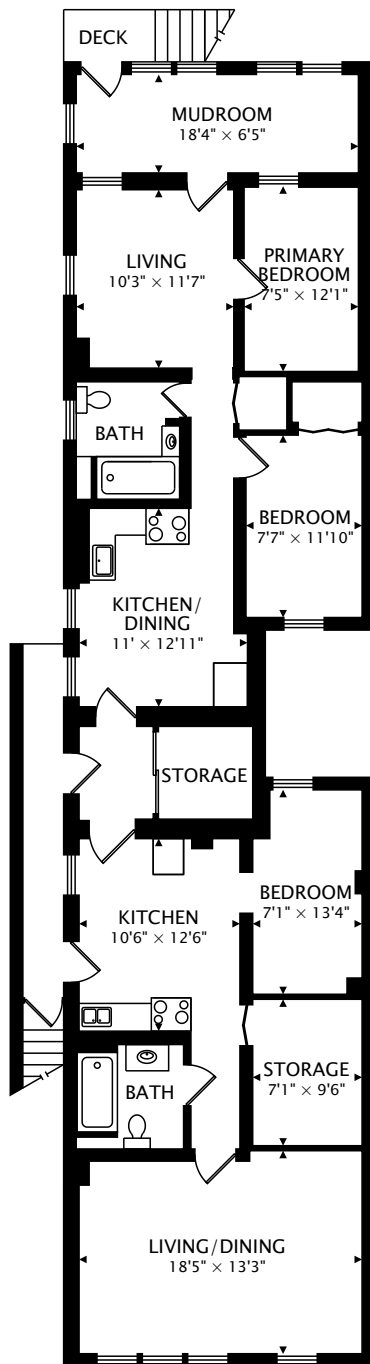
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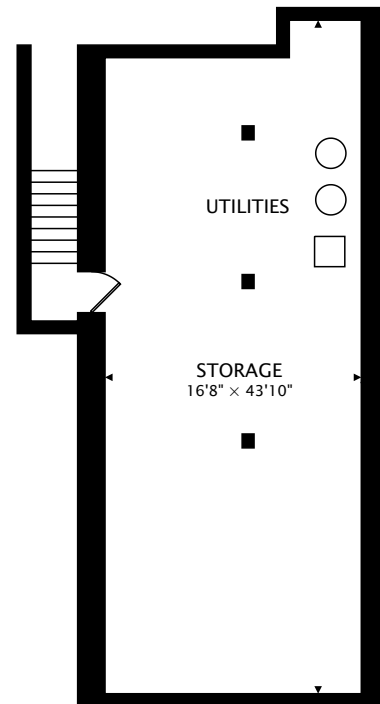
TOTAL  
3371 sq ft + 889 sq ft BELOW GRADE

2889 NORTH MILWAUKEE AVENUE  
CHICAGO, ILLINOIS 60618

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SECOND  
1651 sq ft



LOWER  
889 sq ft BELOW GRADE

TOTAL

3371 sq ft + 889 sq ft BELOW GRADE