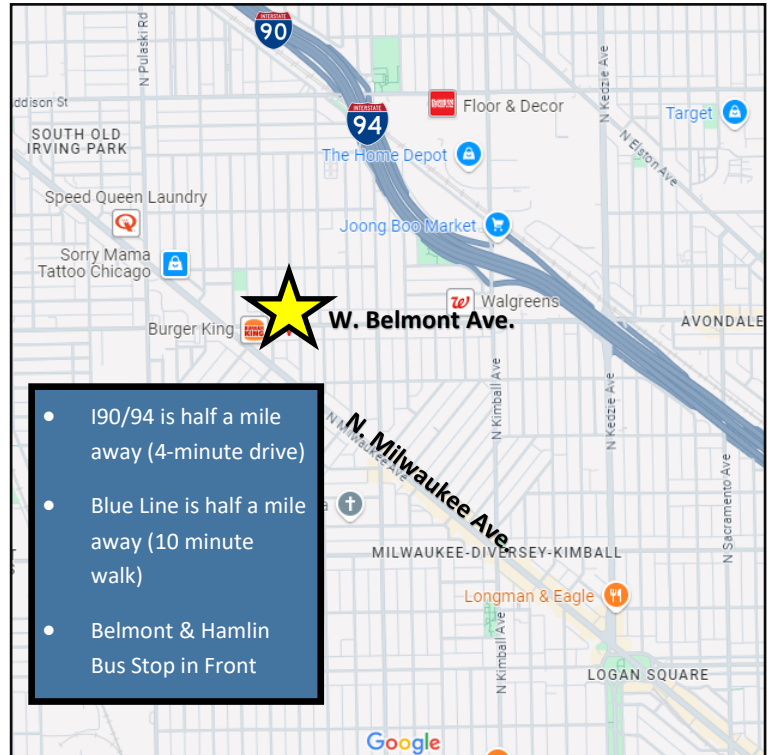


### FOR SALE OR LEASE: TWO-STORY WAREHOUSE/OFFICE/FLEX/CREATIVE BUILDING

12,000 SF TOTAL (DIVISIBLE TO 6,000 SF PER FLOOR)



<b>Building Size:</b>	±12,000 SF Total (Divisible to ±6,000 SF per Floor)
<b>Asking Price:</b>	<del>\$1,150,000</del> \$1,025,000
<b>Rental Rate:</b>	<del>\$4,750 Monthly, Gross (Per Floor)</del> \$4,000 Monthly, Gross (Per Floor)
<b>Drive-In Doors:</b>	1
<b>Ceiling Height:</b>	12' Clear
<b>Parking:</b>	Approx. 1,400 SF Outdoor Space Parking for 4/5 Cars
<b>Sprinklers:</b>	Wet
<b>Zoning:</b>	B3-3
<b>Ward/Alderman:</b>	35th Ward—Carlos Ramirez-Rosa
<b>Taxes (2023):</b>	\$31,445
<b>Features:</b>	<ul style="list-style-type: none"> <li>• Heavy timber 2-story building</li> <li>• Tons of natural light</li> <li>• New construction revitalizing the area</li> <li>• Close proximity to I90/94</li> <li>• Blue Line is 10-minute walk away</li> </ul>



- I90/94 is half a mile away (4-minute drive)
- Blue Line is half a mile away (10 minute walk)
- Belmont & Hamlin Bus Stop in Front

<b>Traffic Count:</b>	20,100 vehicles per day travel along Belmont Avenue
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847-826-4467

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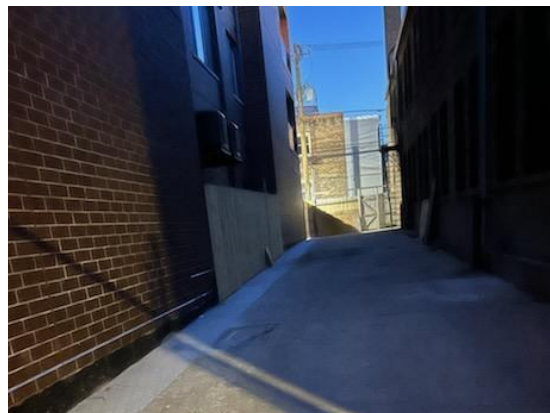
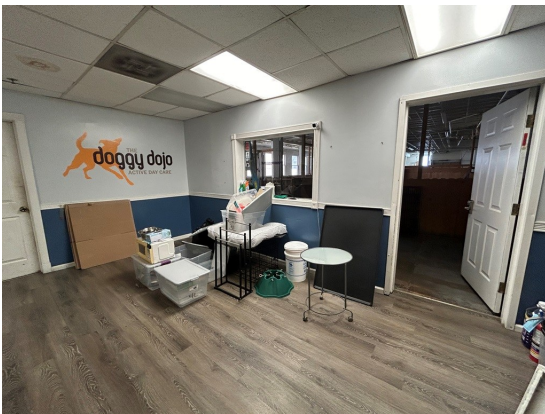
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CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

## Photos



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### Demographics

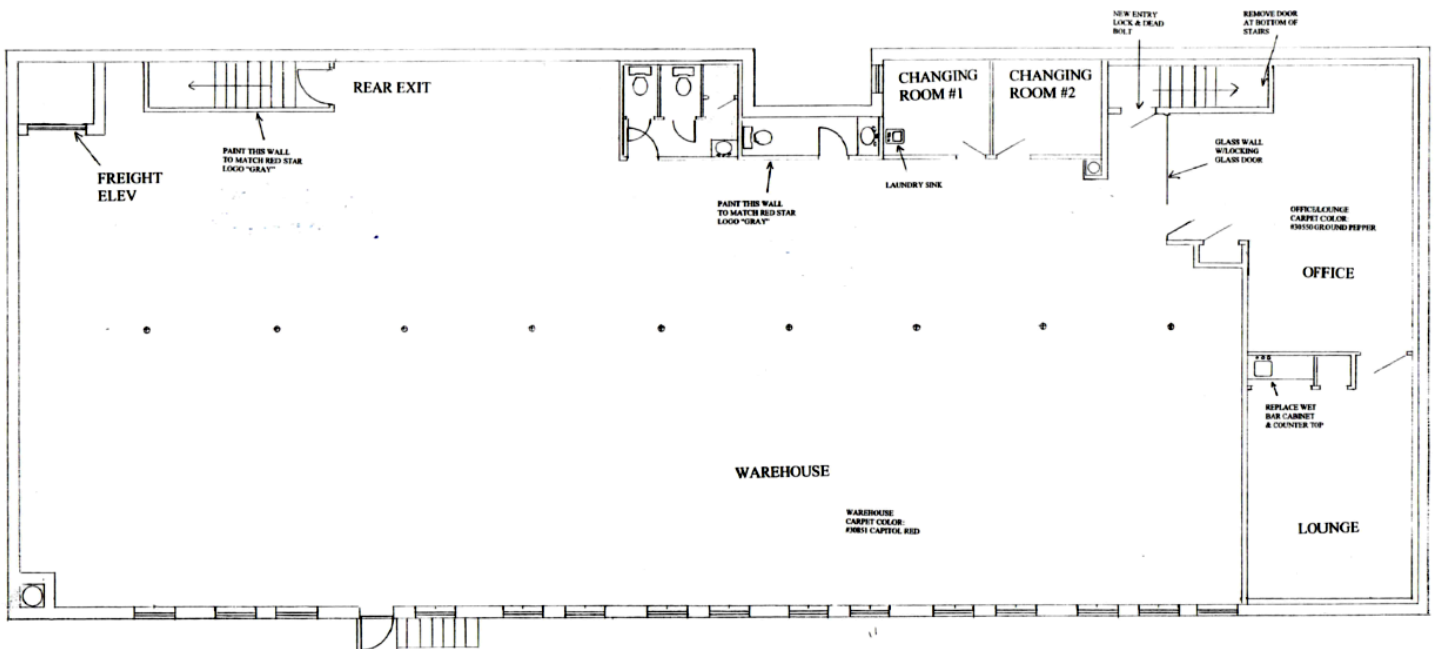
Estimates by Costar 2024

	1 mile	2 miles	3 miles
Population	47,833	202,052	444,878
Median Age	35.50	36.1	36.10
Households	19,038	77,831	172,478
Average Household Income	\$97,045	\$102,282	\$111,688
Daytime Employees	14,736	54,538	140,555

### Floor Plan

(2nd Floor)

6,000 SF per Floor



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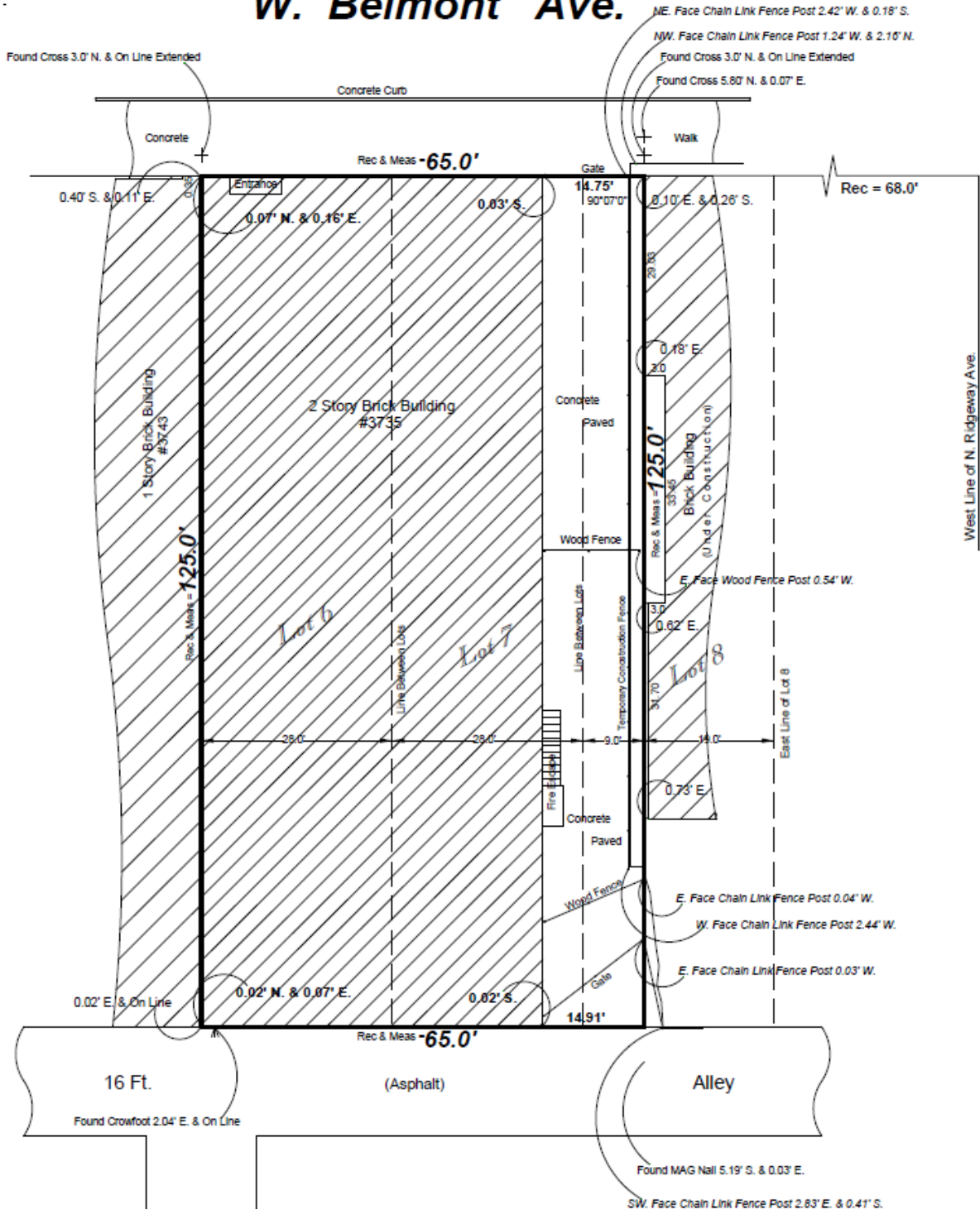
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### Survey

## W. Belmont Ave.



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