

PRICE IMPROVED | HIGH-PERFORMING CICERO ASSET WITH GROWTH POTENTIAL & BONUS LOT

5701 W. Roosevelt Road Cicero, IL 60804



PROPERTY DESCRIPTION

The Proano Commercial Group is pleased to present a compelling investment opportunity at 5701 W. Roosevelt Road in Cicero, Illinois. This turnkey 18-unit mixed-use property features two (2) commercial storefronts and sixteen (16) residential apartments, including a mix of studios, one-bedroom, and two-bedroom units. The building is 90% renovated, enjoys high occupancy, and is efficiently operated with separate utilities and individual furnaces.

Situated just one mile from I-290 and approximately nine miles from downtown Chicago, the asset sits on a prime corner lot and includes an adjacent vacant parcel, offering a unique opportunity for future development or additional income streams.



OFFERING SUMMARY

Sale Price:	\$1,850,000
Number of Units:	18
Lot Size (2 Lots):	10,546 SF
Building Size:	15,547 SF
NOI:	\$149,594.73
Cap Rate:	8.09%

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COLDWELL BANKER
COMMERCIAL
REALTY

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LOCATION DESCRIPTION

Located just one mile from I-290 and approximately 9 miles southwest of downtown Chicago, this prime corner site sits at the intersection of Roosevelt Road and 57th Avenue in Cicero. The property fronts Roosevelt Road, a major two-lane east/west thoroughfare, with a public alley to the south. The immediate area features a diverse mix of commercial and mixed-use buildings, apartment complexes, and single-family homes- particularly along 57th Avenue. Cicero itself is a predominantly residential suburb with commercial corridors and scattered industrial areas, bordered by North and South Lawndale to the east, Oak Park and Austin to the north, Berwyn to the west, and Stickney to the south. This is a rare opportunity to acquire a stabilized asset in a vibrant, well-connected urban-suburban setting with strong surrounding infrastructure.

CAPITAL IMPROVEMENTS

- 2024: Two new hot water heaters installed
- 2024: Complete remodel of both commercial unit bathrooms
- 2023: Roof replaced over 5701 section
- 2023: Plumbing upgraded (50% copper / 50% galvanized)
- 2023: Lintels replaced• Tuckpointing completed
- 2019: All furnaces replaced (converted from radiator heating system)
- 2017: Windows replaced throughout
- 2014-Present: Interior renovations completed on most residential units to support market rent growth



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PROPERTY HIGHLIGHTS

- Strong Returns + Upside – 8.09 % cap rate with room to grow income
- Below-Market Rents – Room to raise rents and boost cash flow
- Turnkey 18-Unit Mixed-Use – 90% renovated, high occupancy, low maintenance
- Separate Utilities – Efficient operations with individual furnaces/meters
- Stable Commercial Tenants – Long-term leases provide reliable income
- Bonus Lot Included – Adjacent parcel offers expansion or parking potential
- Major CapEx Completed – Roof, plumbing, furnaces, windows, unit upgrades done
- Prime Location – 1 mile to I-290, 9 miles to downtown Chicago



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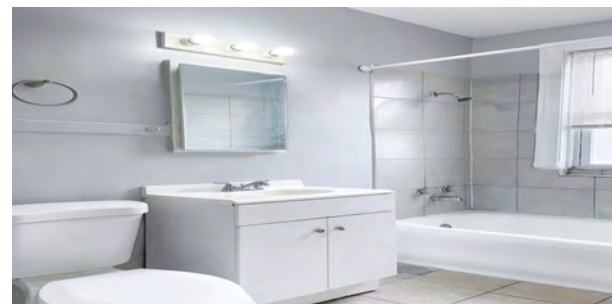
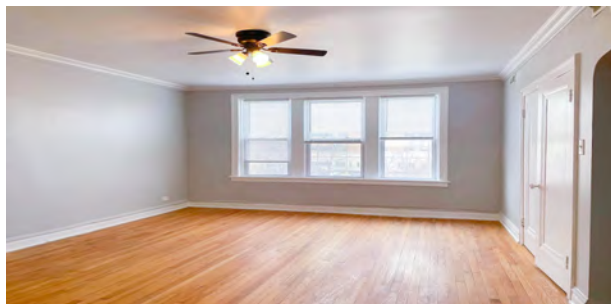


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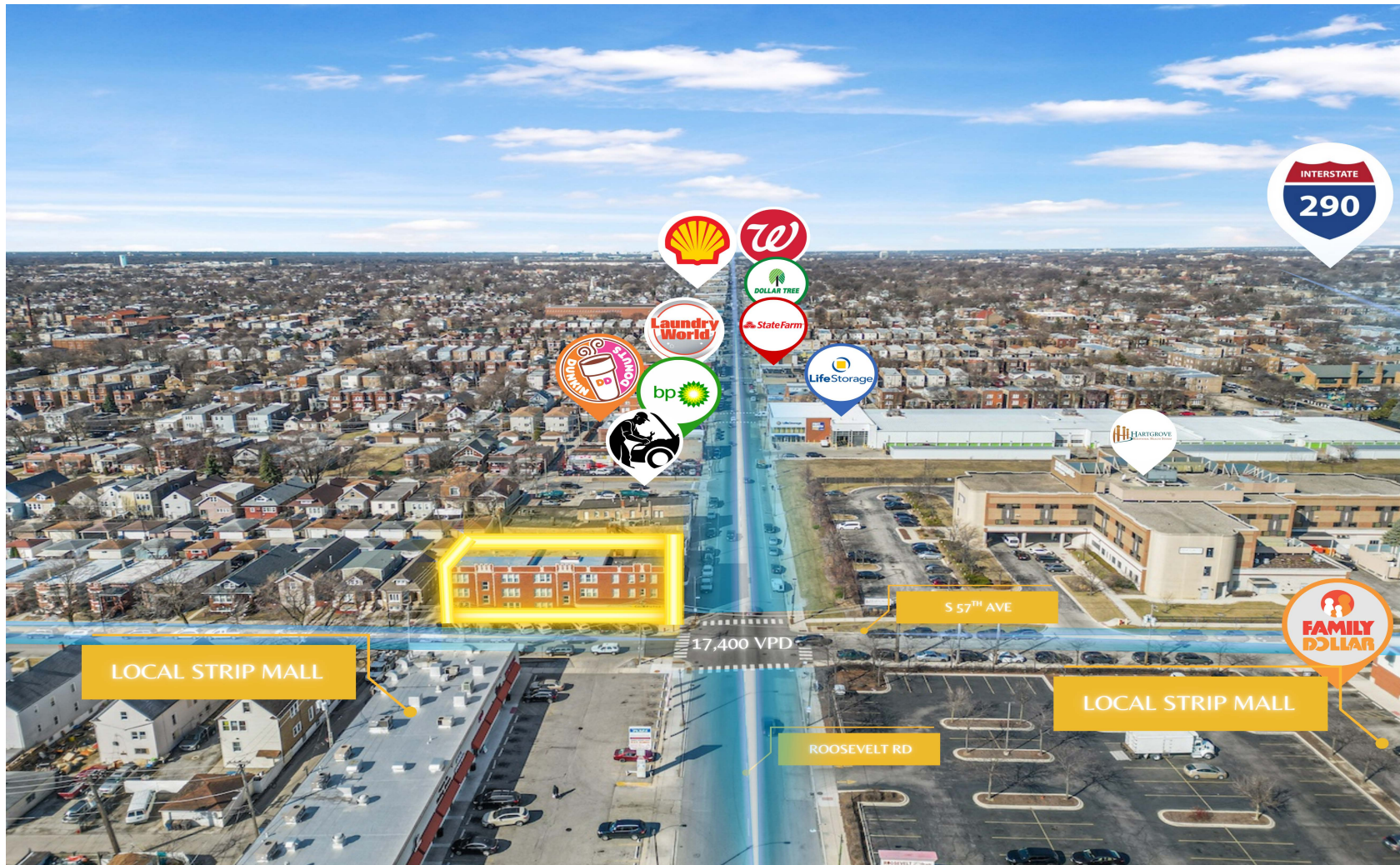


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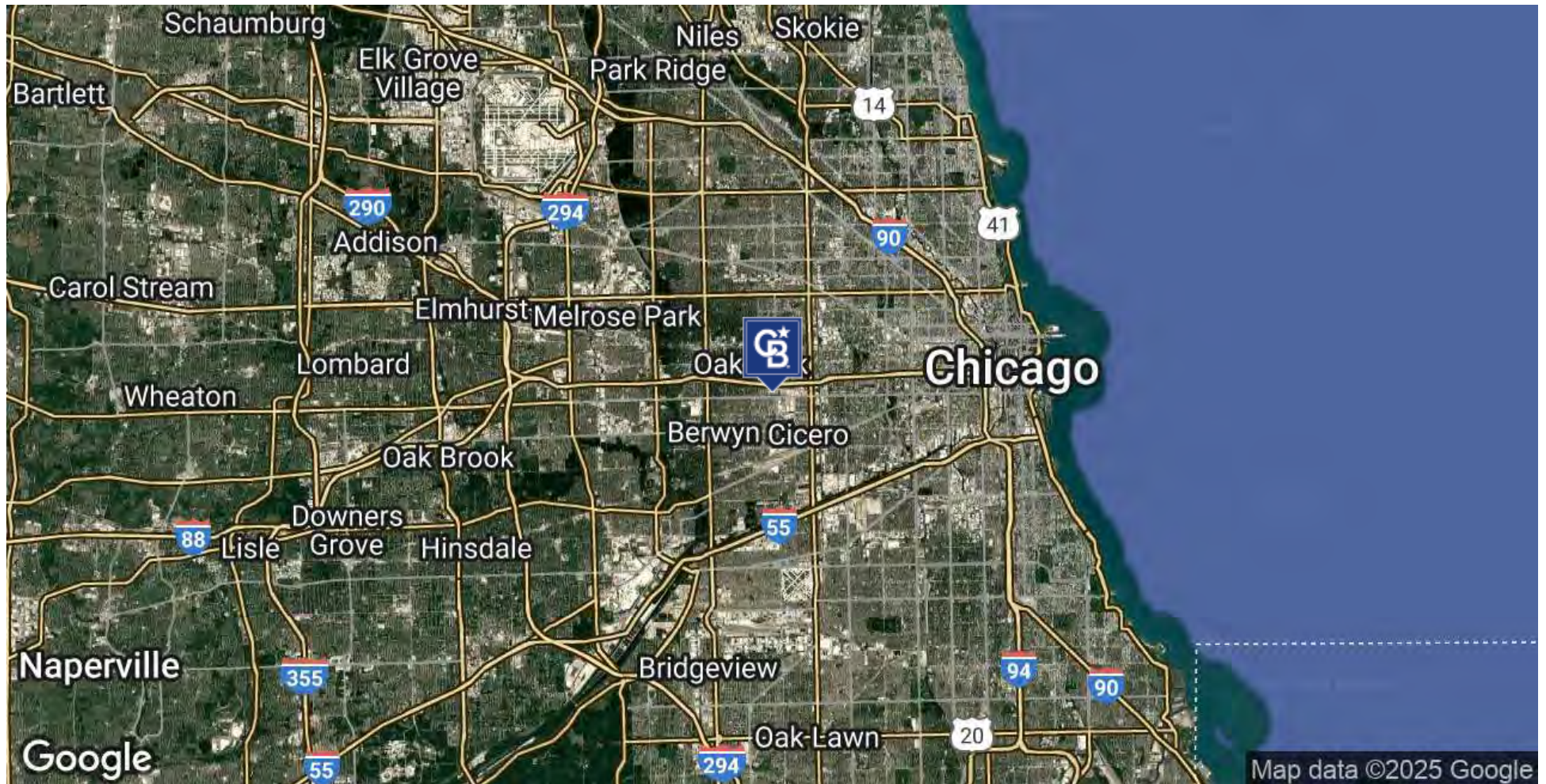


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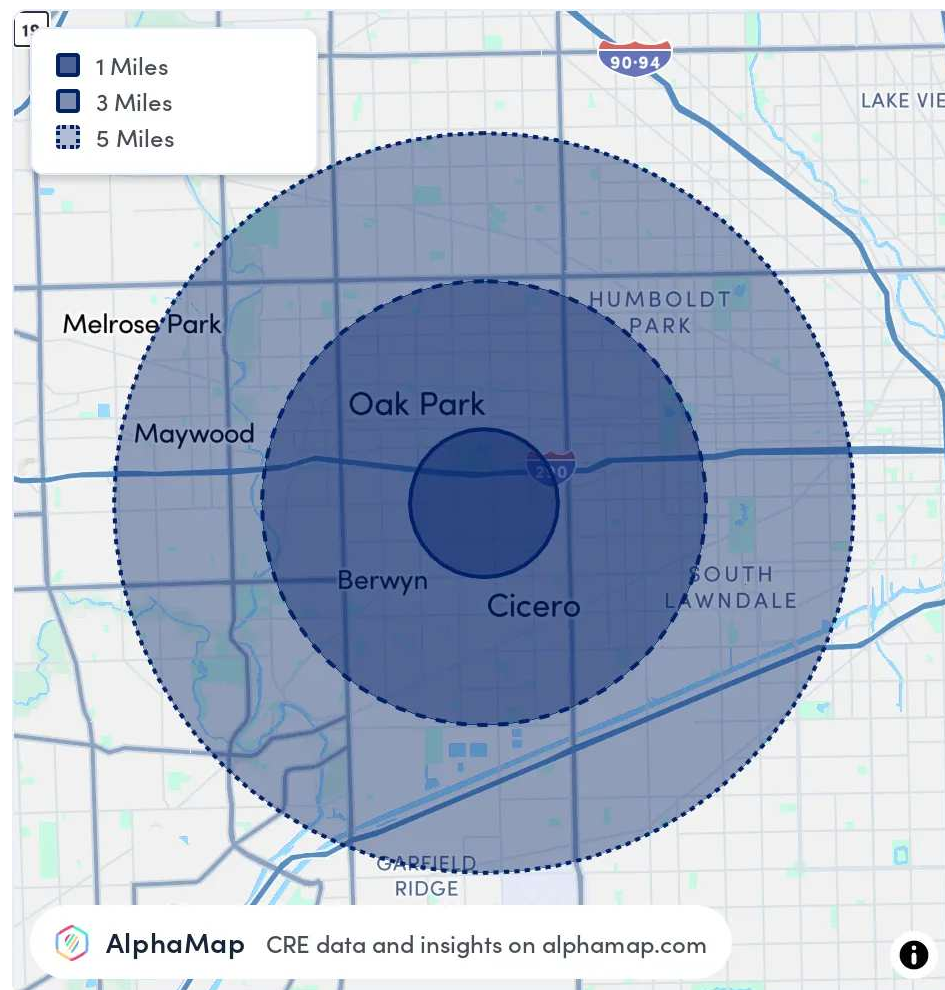
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	40,073	353,884	855,194
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	12,970	127,957	302,511
Persons per HH	3.1	2.8	2.8
Average HH Income	\$83,625	\$84,675	\$88,581
Average House Value	\$308,680	\$328,826	\$344,945
Per Capita Income	\$26,975	\$30,241	\$31,636

Map and demographics data derived from AlphaMap



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