

**SALE / LEASE**

# Gateway Commons Commercial Condo

**2301 WEST BELMONT AVENUE**

Chicago, IL 60618

**PRESENTED BY:**

**LAURENCE WOZNICKI**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LEASE RATE:</b>	\$19.25 SF/yr (N)
<b>BUILDING SIZE:</b>	3,100 SF
<b>YEAR BUILT:</b>	2001
<b>ZONING:</b>	C1-1
<b>MARKET:</b>	Commercial
<b>SUBMARKET:</b>	Office/ Retail
<b>APN:</b>	14-30-100-038-1001, 14-30-100-038-1002

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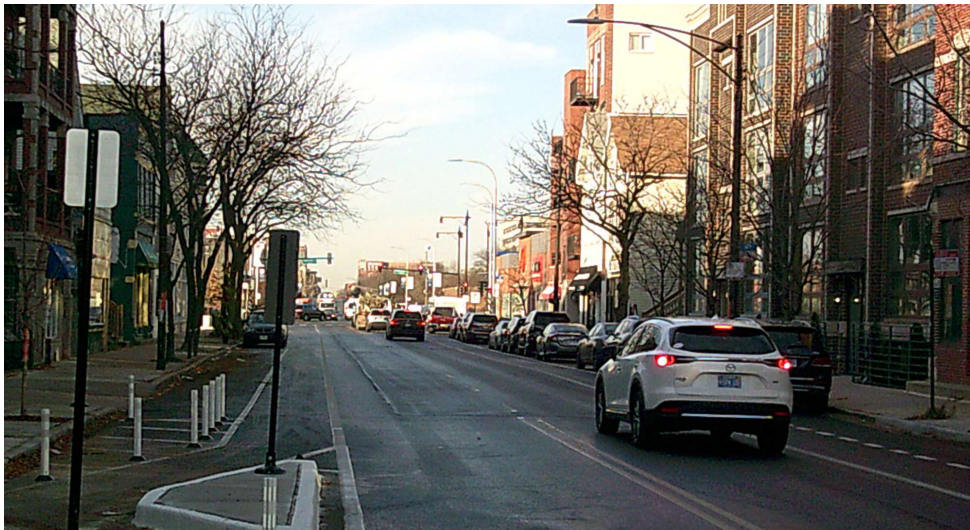
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## PROPERTY OVERVIEW

Introducing a prime commercial property located at 2301 West Belmont Avenue, Chicago, IL, 60618. This 3,100 SF modern office space, built in 2001 and renovated in 2021, is well-suited for office or retail use, catering to a range of investment strategies. Zoned C1-1 for commercial applications, with the added benefit of multiple exterior and interior parking spaces, this property offers an attractive opportunity for investors. Its convenient urban location with easy access to shopping, dining, entertainment, foot traffic, and public transportation enhances its appeal as a strategic addition to any investment portfolio within the commercial real estate sector.

## COMPLETE HIGHLIGHTS



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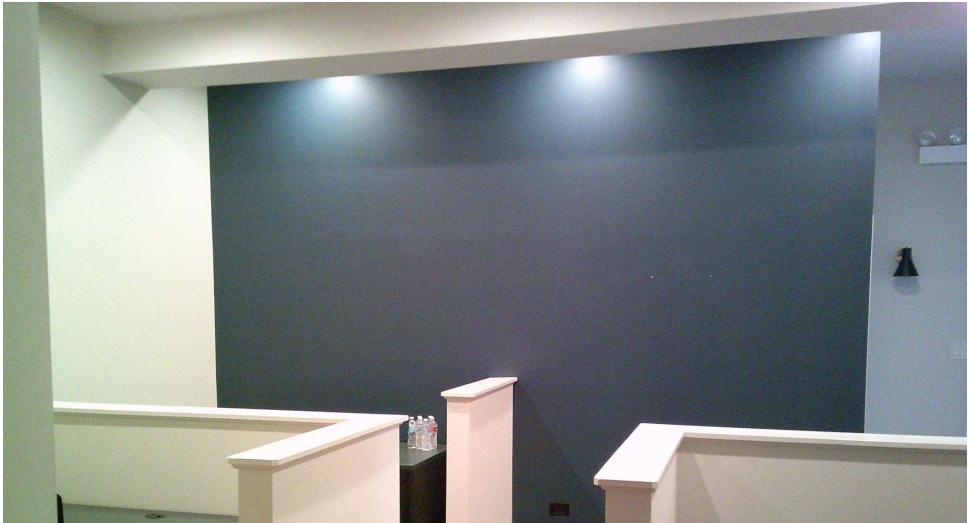
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## PROPERTY HIGHLIGHTS

- Fully built-out professional/medical office space
- 200 Amp service for commercial use
- Included on-site parking for tenant convenience
- High foot and vehicle traffic accessibility
- Proximity to public transportation
- Efficient layout for seamless operations
- Modern amenities for tenant comfort
- Convenient location near municipal services
- 3,100 SF modern office space
- Recently renovated in 2021
- Versatile for office or retail use
- Zoned C1-1 for commercial applications
- Ample exterior and interior parking spaces
- Prime urban location for foot traffic
- Convenient access to public transportation
- Built in 2001, meticulously maintained
- Ideal for a single, high-impact tenant
- Move-in ready for immediate business operations

**ADDITIONAL PHOTOS**



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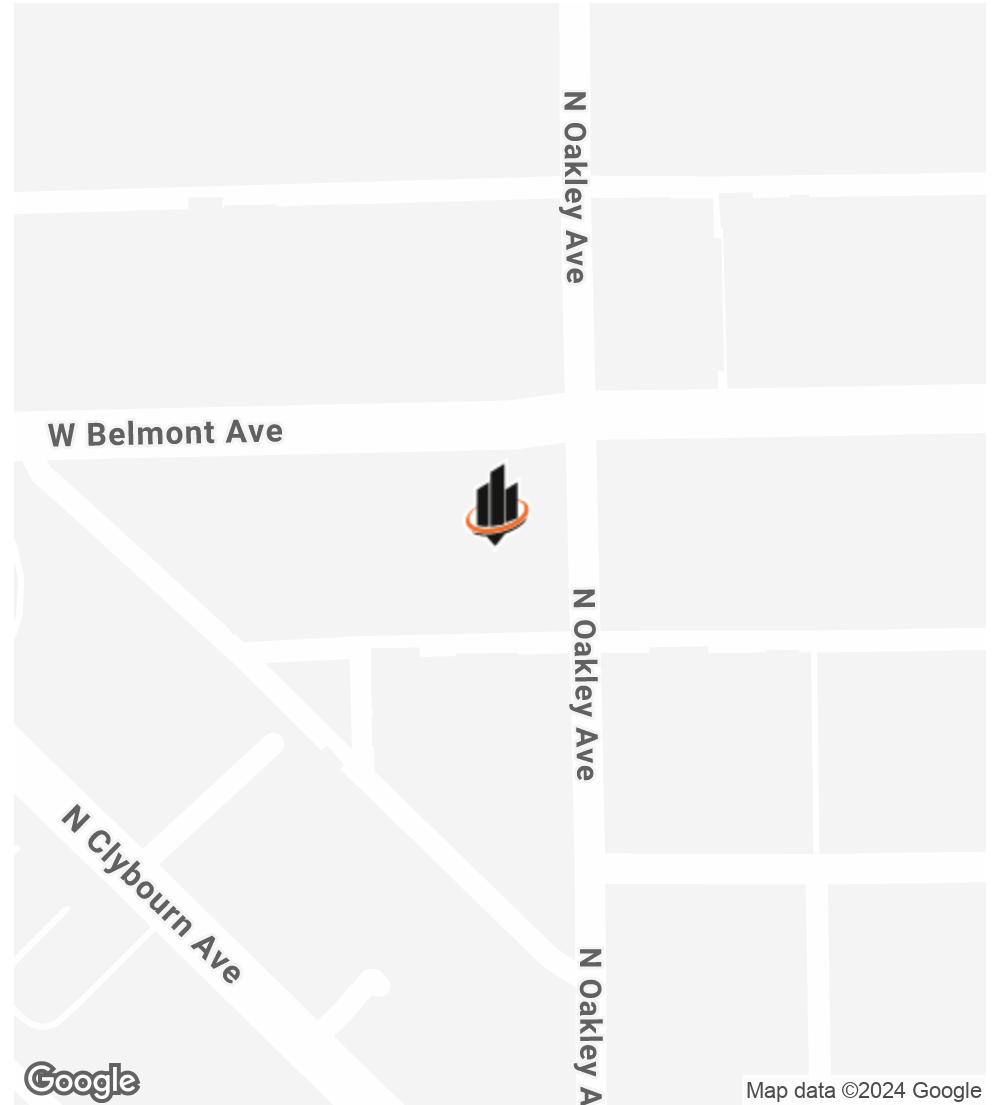
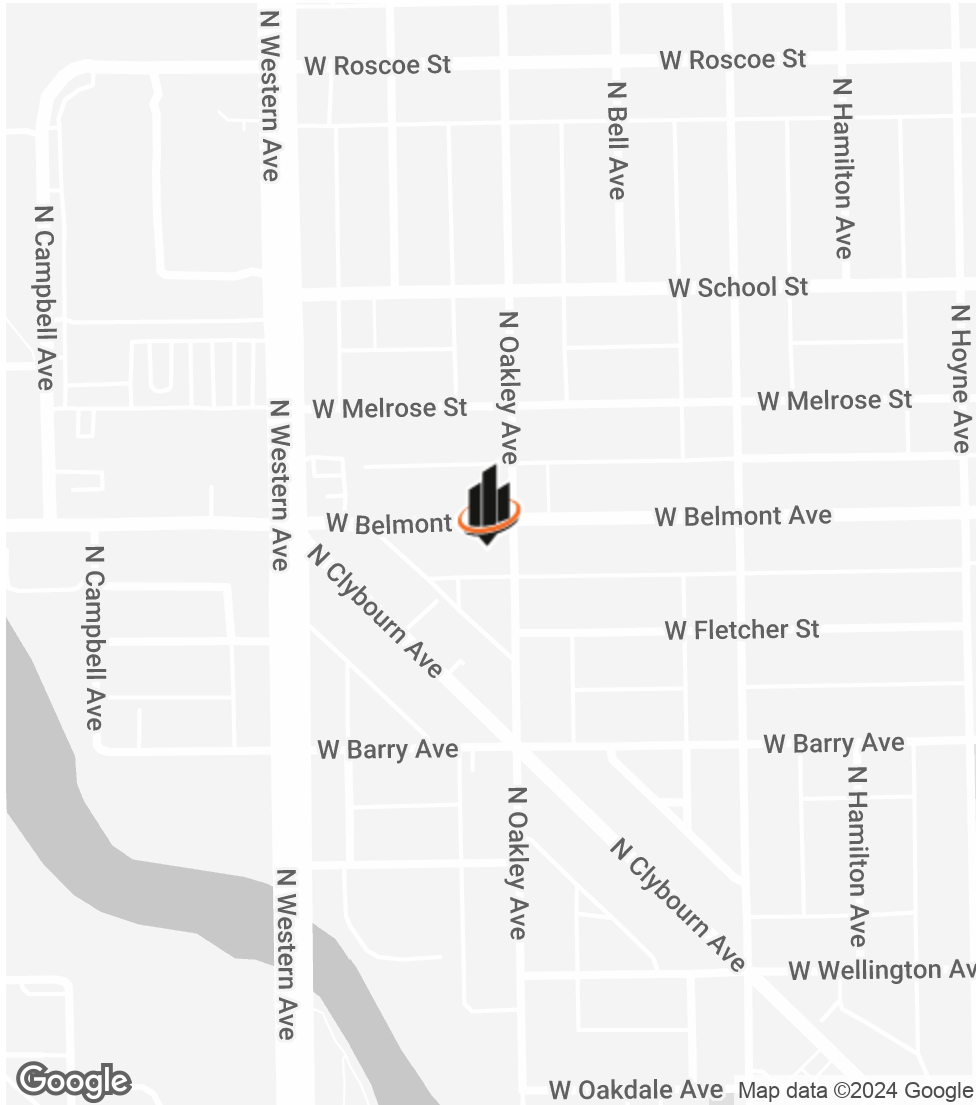


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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

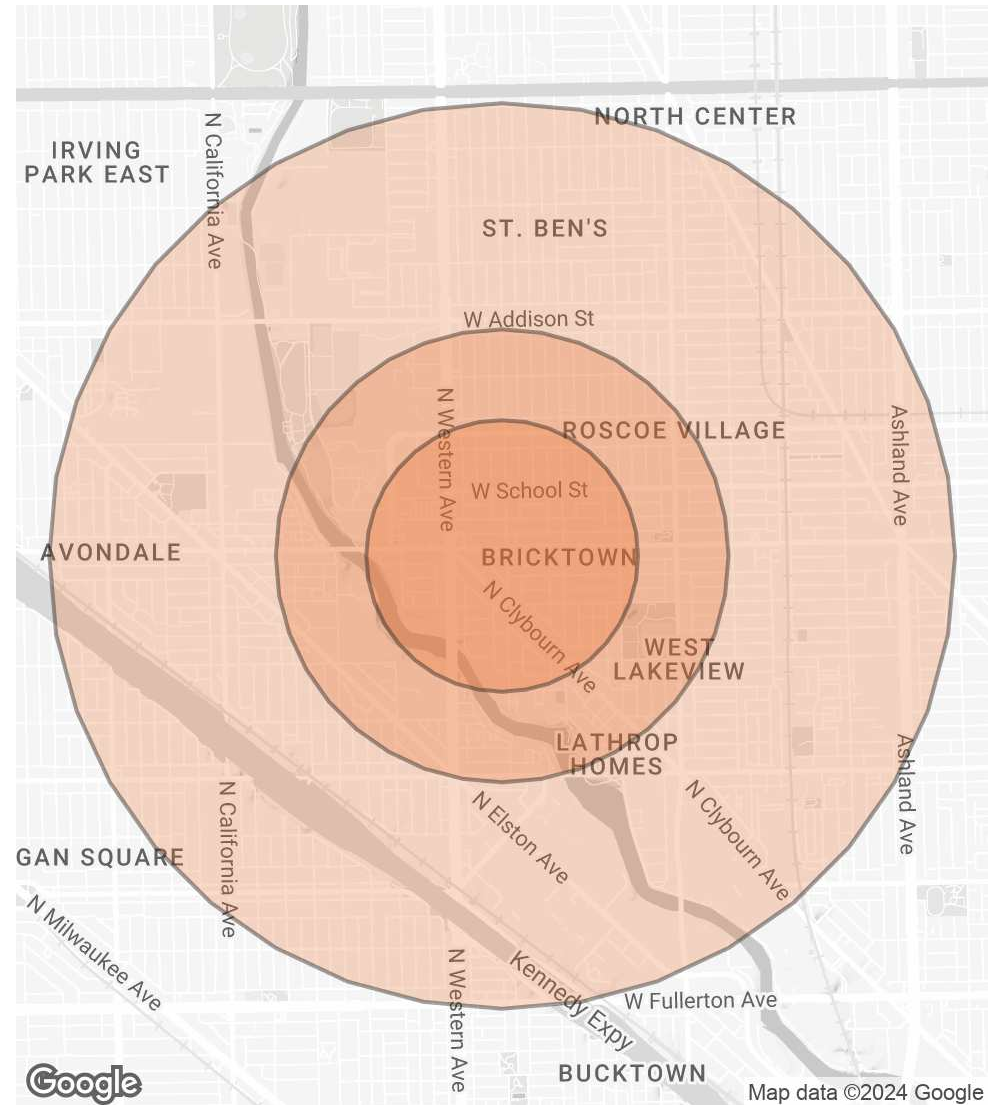
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,272	11,899	45,778
AVERAGE AGE	35	35	36
AVERAGE AGE (MALE)	35	35	36
AVERAGE AGE (FEMALE)	35	35	36

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,427	5,193	19,830
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$217,913	\$199,717	\$196,704
AVERAGE HOUSE VALUE	\$762,891	\$793,160	\$816,229

Demographics data derived from AlphaMap



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