



## INFORMATION SHEET

Property Data	
Property Address	3559 N. Milwaukee Ave.
City, Zip Code	Chicago, 60641
Area	South Old Irving Park
County	Cook
PIN(s)	13-22-402-006-0000
Sale Price	\$2,500,000.00 (\$235/SF)
Rental Rate	1st Floor Retail - \$19.50/SF
Lease Type	Modified Gross
Retail Size	1,400/SF
Lease Term	Negotiable
Yearly Adjustment	Three percent (3%)
Security Deposit	TBD
Taxes	\$12,837.19 (2023)
Year Built	2010
Stories	4
Square Footage	11,068/SF
Lot Size	7,619/SF
Parking	8
Zoning	B2-2
A/C & Heat	HVAC
Type of Basement	None
Ceiling Heights	10'
Ward	30th
Alderman + Phone Number	Ruth Cruz 773-628-7874
Nearby Businesses	Thai Aree House, Lindholm Roofing, Bia's Cafe, La Michoacana Ice Cream, Deleite's Pizza & Mexican Food, Nutri Magic Dance Studio
Cross Streets	Milwaukee Ave. & Kildare Ave.
Property Description	Lovely eight unit mixed-use building for sale in Chicago's Avondale/South Old Irving Park neighborhood. Built in 2010, there are seven 2 bdrm - 2 bath apartments

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.



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Property Description	and one retail storefront. All apartments have central HVAC, Washer/Dryers, dishwashers, and balconies/patio. 8 parking spaces in back. The apartments are rented at approx. \$2050.00 a month, with all 7 apartments continuously leased. The 1,400/SF retail space, which is the former Alderperson's office, is for lease at \$19.50/SF, Modified Gross
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