

MILLENNIUM PROPERTIES R/E *For Sale: Former Funeral Home* *Totaling 20,756 SF on North Ave.*

5338-58 W. North Avenue, Chicago, IL

Price Upon Request



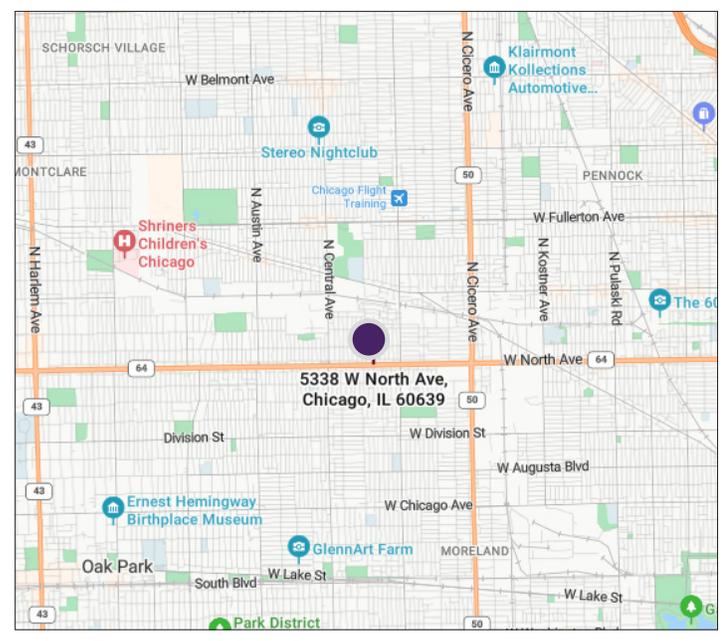
Property Highlights

- Three adjacent mixed-use buildings
 - 1605 N Long - 5,440 SF, two-story building consisting of five apartments and a chapel
 - 5350 W North - 8,188 SF building consisting of a former funeral home and one, three-bedroom apartment
 - 5346 W North Ave - 9,000 SF single-story office building with rear garage
- 13 parking spaces
- Strong opportunity for repositioning, re-development, or multi-tenant investment
- Easy access to expressway and public transportation
- Nearby attractions: Planet Fitness, AMC Galewood Crossings 14, Walmart, Home Depot and Menards
- Land area: 25,020 SF
- Traffic count: 22,969 vehicles daily
- Zoning: B3-1
- Real Estate Taxes (2024) - \$51,482.01

Property Overview

Available for sale is a portfolio of three adjacent buildings, formally occupied by a funeral home and located in the heart of Chicago's Austin neighborhood. Situated at the northeast corner of Long and North Avenues, which is a main artery in the North Austin neighborhood. The site features three masonry buildings across eight lots, totaling 0.57 acres, with a mix of commercial, residential, and garage/shop space. Existing improvements include the corner property which is a two-story mixed-use building plus a basement. The unit mix includes chapel, one, one-bedroom apartment, four studio apartments and a detached garage. The middle property is a one story, part-two story building with a partial basement. The mixed-use property has the funeral home on the first floor and a three-bedroom apartment on the second floor. The third building is a single-story commercial property that consists of office space and a garage/shop area.

Positioned along a major West Side corridor, the Austin neighborhood provides strong demographics, high traffic, and convenient access to North Avenue, Central Avenue, I-290, and nearby CTA transit options. With ongoing revitalization and emerging local businesses, this signalized corner at North and Long Avenues offers exceptional visibility and is well-suited for redevelopment, repositioning, or multi-tenant leasing—an attractive opportunity for investors seeking value and long-term growth.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,063	42,794	109,363
Households	2,675	16,248	40,382
Median Income	\$193,975	\$147,616	\$149,362

Susan B. Silver
 Executive Director
 (312) 338 - 3001
 ssilver@mpirealestate.com

Sean Wagner
 Asset Management
 (312) 338 - 3004
 seanw@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.