



SINGLE STORY, BRICK BUILDING WITH FIVE STOREFRONTS IN WEST ROGERS PARK

PROPERTY INFORMATION :

- Located in a Trending Neighborhood near Rogers Park, on Touhy, just west of Rockwell
- Self-managed, single story, brick building with ample parking in the rear (12 spaces) and five storefronts on Touhy Avenue
- Current tenants in place: R&B Tire Shop (18+ years), Menchies (18+ years), Zumba Studio and Aiki Budo Center
- Utilities are separately metered, renters pay for gas and electric; each unit has individual HVAC
- Landlord is responsible for snow removal and landscaping
- Well maintained building with recent updates: two storefront roofs were replaced, recently tuckpointed, exterior was repainted in 2020, recently repaved parking lot
- 1.2 Miles to the Rogers Park Green line train station, multiple bus stops and Divvy stations plus close access to the Expressway and Lake Shore Drive
- Area tenants include: Autozone, Buckingham Rehabilitation

Care, Ann Blitstein Teachers Institute, North View Dry Cleaners, Pearly Whites Dental, Andres Roofing, A Gentle Wind Florist, 7-Eleven and much more!

ZONING	B3-1
TAXES	\$22,525.72
BUILT	1958
BUILDING	6,648 SF
LAND	9,305 SF
ALDERMAN	Debra Silverstein / 50th Ward

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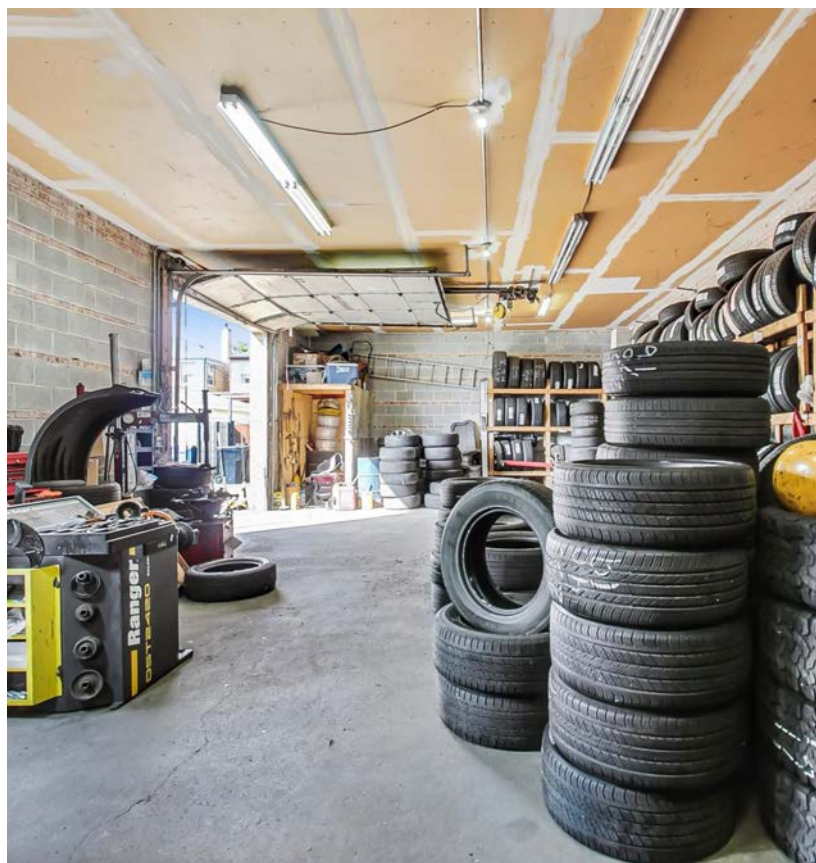
CURRENT

Tenant	Ends	SF	\$PSF	Monthly	Yearly
R&B Tires	4/30/26	2,650 SF	\$14.38	\$3,175.00	\$38,100.00
Zumba	6/15/26	1,250 SF	\$12.48	\$1,300.00	\$15,600.00
Menchies Clothing	MTM	1,050 SF	\$13.14	\$1,150.00	\$13,800.00
Aiki Budo Center	11/30/26	1,850 SF	\$14.70	\$2,266.00	\$27,192.00

Current
Monthly Income - \$7,891.00
Yearly Income - \$94,692.00
EXPENSES

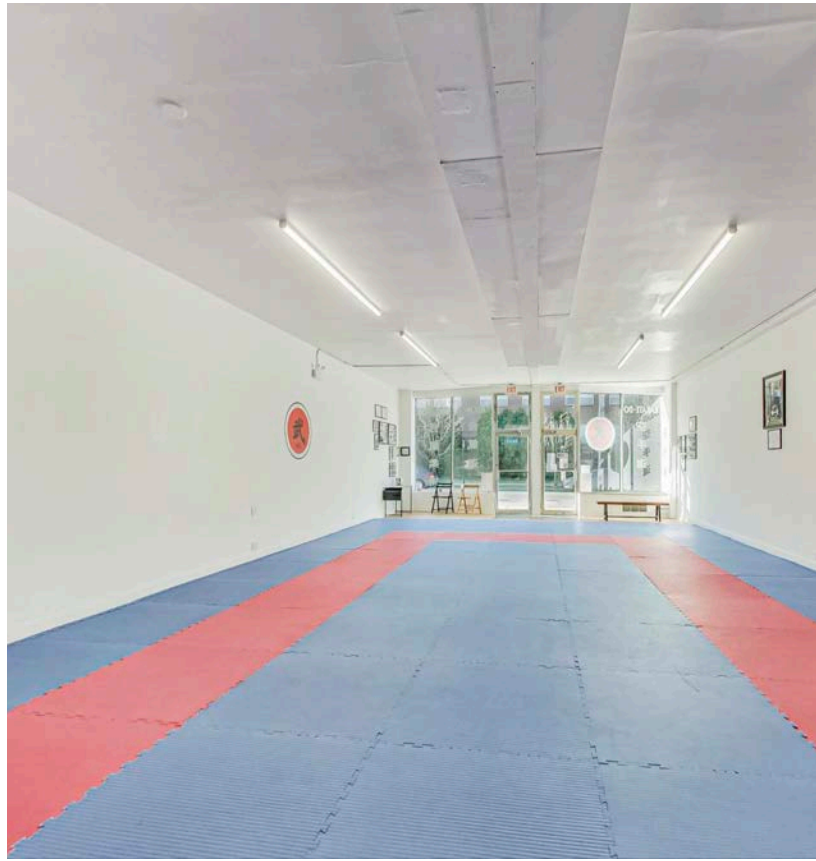
Insurance	\$4,500.00	2024	ACTUAL
Landscaping/Snow Removal	\$1,250.00	2024	ACTUAL
Fuel (Driving)	\$550.00	2024	ACTUAL
Legal Fees	\$300.00	2024	ACTUAL
Repairs and Maintenance	\$1,965.00	2024	ACTUAL
Taxes (13-01-432-025-0000)	\$22,525.72	2024	ACTUAL
Water Bill	\$1,200.00	2024	ACTUAL

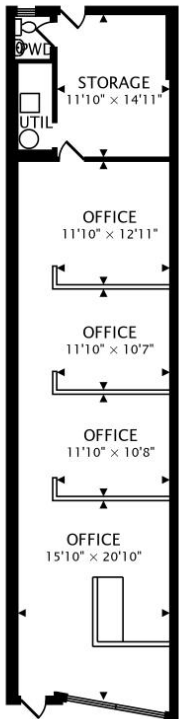
Total Expense \$32,290.72 2024
CURRENT
NOI: \$62,401.28
CAP RATE: 8.93%



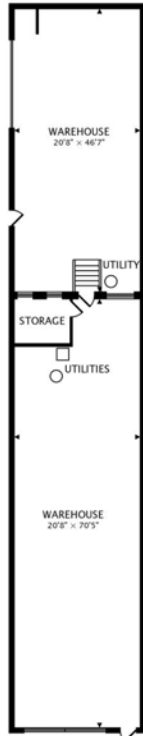




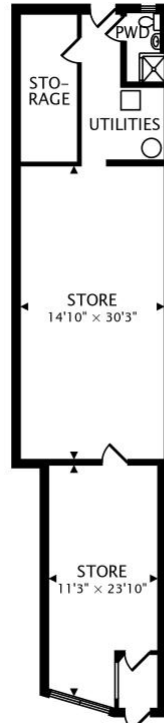




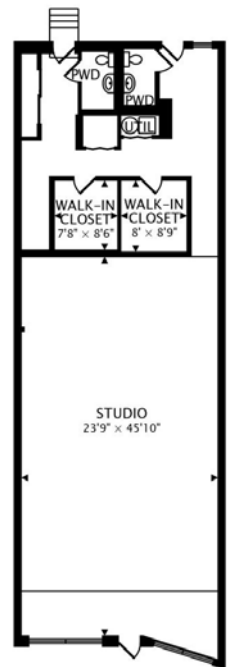
UNIT 2628 1/2
1249 sq ft



UNIT 2628 2/2
2671 sq ft



UNIT 2630
1066 sq ft



UNIT 2632
1809 sq ft



ROGERS PARK

Located on the northern edge of the city, Rogers Park is a worldly community that has a vibe all its own. The neighborhood features legendary restaurants and shops that highlight a variety of cultures, along with popular dive bars, coffee shops, scenic beaches and more than 30 parks.

Residents love the street-end beaches, which are more accessible and less busy than downtown beaches. While Helen Doria Beach, also known as Columbia Beach, is great for its view of downtown, Loyola Beach is a popular spot for fishing, picnics and other recreational activities.

Rogers Park is known for celebrating community and creativity. This is evident in Miles of Murals – a community-based initiative featuring 14,000 square feet of commissioned art. The project began in 2007 and includes block-long pieces, viaducts and overpasses. Every year, neighbors come together to paint Loyola Beach's 600-foot lakefront mural at the Artists of the Wall Festival.

The community consists of east and west sections and includes smaller pocket neighborhoods. Loyola University of Chicago and the lakefront are focal points on the east, while West Rogers Park includes larger single-family homes and a number of city parks.

Homebuyers can find a variety of housing styles including vintage walkups, new construction and block after block of classic Chicago bungalows. Downtown Chicago is easily accessible via Lake Shore Drive and public transportation including the CTA's Red Line and Metra's Union Pacific North Line.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

47,324

3 MILE

330,405

5 MILE

696,803

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$95,491

3 MILE

\$93,822

5 MILE

\$110,692