

MILLENNIUM PROPERTIES R/E *For Sale: Arm-Chair Investment with Upside Potential*

5844-48 W. Montrose Ave., Chicago, IL

\$850,000



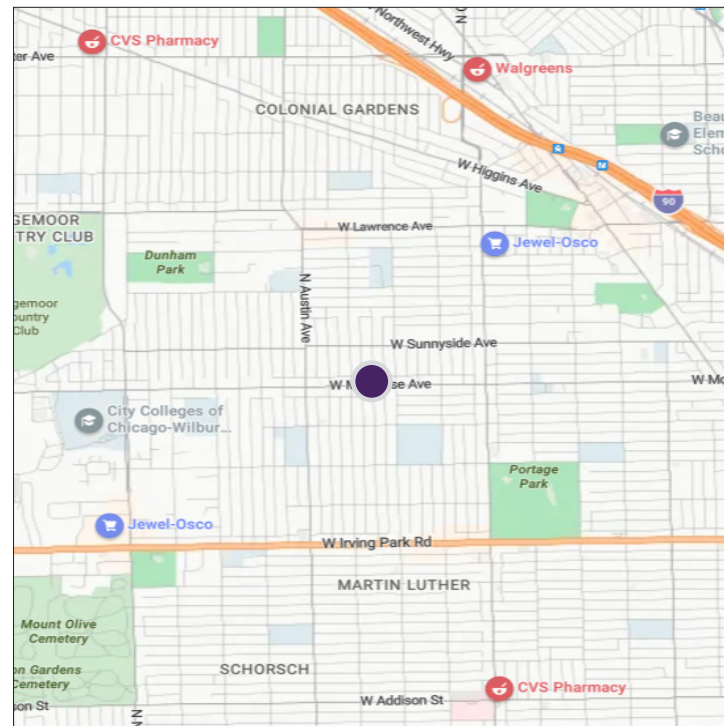
Property Highlights

- 8,600 SF building plus basement
- Four individual units
- West unit is a restaurant
- Middle unit is a dance studio
- East unit is an office space
- Rear middle unit is used for storage
- Two, commercial garage doors
- In-place income with \$96,000 of scheduled rent
- High ceiling heights
- 75' of frontage on Montrose Avenue
- Easy access to expressway and public transportation
- Nearby attractions: Jewel-Osco, CVS, Walgreen's, Mariano's, Kohl's Best Buy, Joann Fabric & Crafts, Pete's Fresh Market, and several restaurants and retail store and offices
- Land area: 9,375 SF
- Traffic count: 16,007 vehicles daily
- Zoning: B3-1
- Real Estate Taxes (2024): \$18,705.73

Property Overview

Available for sale is a newly updated property that was originally three buildings and have been combined in a single structure comprised of four separate spaces. Situated on Montrose, this single-story building has a tenant mix that includes a restaurant, office, dance studio and storage space. This turnkey opportunity offers excellent frontage, close proximity to I-90/94, Metra and CTA Blue Line train stations.

This property is nestled within Portage Park, a quintessential Chicago neighborhood that effortlessly blends urban convenience with the charm of a close-knit community.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	40,608	325,577	825,061
Households	14,927	110,381	288,054
Median Income	\$76,769	\$76,526	\$75,526

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