

# FOR SALE

904 N California Avenue, Chicago, IL

@properties<sup>®</sup>  
COMMERCIAL



## TURN KEY INVESTMENT PROPERTY IN UKRAINIAN VILLAGE

### PROPERTY HIGHLIGHTS

- 5 residential units plus commercial space
- Three 2 bed/1 bath, two 3 bed/1bath plus commercial space
- Rehabbed in 2017
- Oversized, large, wood decks
- Parking for 3 cars
- New hardwood floors
- Central air/heat
- New, modern light fixtures, including ceiling fans
- Individual hot water tanks
- Thermopane windows with mini blinds
- Coin operated laundry on premises for extra income
- Intercom buzzer security entry

- Individual storage units
- Kitchen includes: modern cabinets and stainless steel appliances
- Close to The California Clipper, Spinning J, Feed, Rootstock, First Ascent and much more

**2021 TAXES** \$19,304.50

**ZONED** C1-2

**LOT SIZE** 127x25

**GROSS INCOME** \$135,840

**NOI** \$104,401.50

**CAP RATE** 7.9%

### ERIN FEINERMAN

847.651.5402

erinf@atproperties.com

### MICHAEL WEBER

312.953.2193

mweber@atproperties.com

### IAN FEINERMAN

773.802.2543

ianfeinerman@atproperties.com

 [atpropertiescommercial.com](http://atpropertiescommercial.com)

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

**M+**  
GROUP

## rent roll

UNIT	BED/BATH	RENT	LEASE END
COMMERCIAL	0/1	\$1835	6/30/2026
2F	3/1	\$2,000	5/31/2024
3F	3/1	\$2,000	2/28/2024
1R	2/1	\$1,700	8/31/2024
2R	2/1	\$1,700	4/30/2024
3R	2/1	\$1,700	4/30/2024
PARKING		\$235/mo	
LAUNDRY		\$150/mo	
<i>Monthly Gross Income</i>		<i>\$11,320</i>	
<i>Yearly Gross Income</i>		<i>\$135,840</i>	

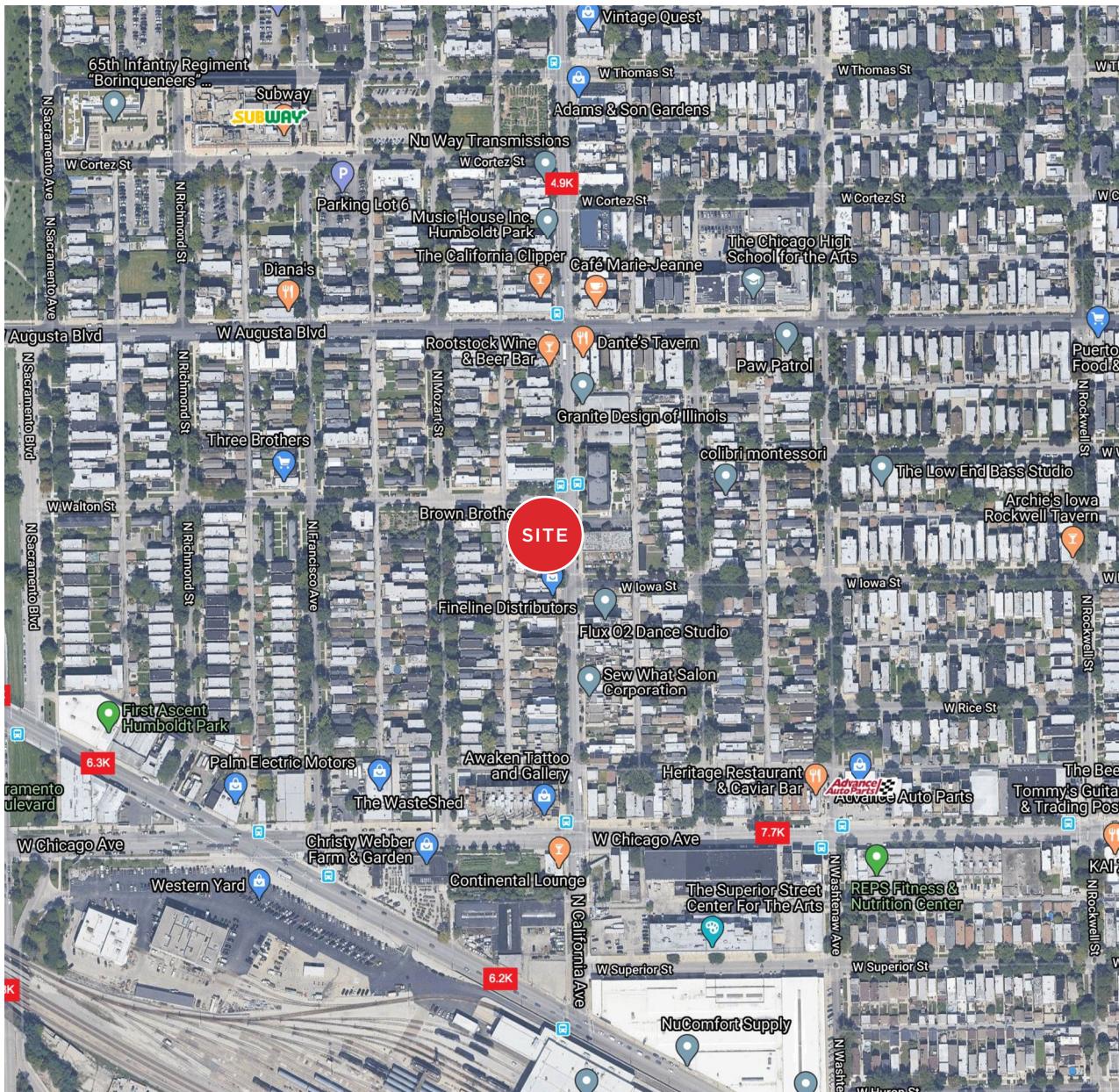
## expenses

Electric	\$1,440
Water	\$3,000
Trash	\$1,872
Insurance	\$4,022
Maintenance	\$1,800
Gas	\$0
2021 Taxes	\$19,304.50

**TOTAL EXPENSE** **\$31,438.50**

**NOI** **\$104,401.50**





## retail and traffic information

The 207-acre Humboldt Park is one of Chicago's greatest outdoor treasures. A prominent jewel in the city's "Emerald Necklace," a series of lush boulevards and park spaces planned out for what was at one point the city's western edge, the park is a bustling sanctuary filled with local flora and outdoor attractions such as the historic Humboldt Park Boathouse and grand Stables and Receptory building. Neighboring Logan Square, Wicker Park, and Ukrainian Village means that trendy cocktail bars and boutique shopping are always close by. But Humboldt Park also boasts its own thriving small business scene, complete with cheap eats, brunch spots, and fabulous vintage furniture shops. And to help get around, major bus lines include routes following Division, North, California, and Western avenues.



## demographics

	1 mile	3 mile	5 mile
2019 Estimated Population	46,148	439,832	1,283,579
2019 Estimated Households	19,830	181,997	557,339
2019 Estimated Average Household Income	\$88,721	\$104,417	\$109,907



**ERIN FEINERMAN**

847.651.5402

[erinf@atproperties.com](mailto:erinf@atproperties.com)

**MICHAEL WEBER**

312.953.2193

[mweber@atproperties.com](mailto:mweber@atproperties.com)

**IAN FEINERMAN**

773.802.2543

[ianfeinerman@atproperties.com](mailto:ianfeinerman@atproperties.com)