



**FOR SALE**

# Lakeview | Commercial Condo FOR SALE

**1443 W. BELMONT AVE.**

Chicago, IL 60657



**PRESENTED BY:**

**ADAM NAPP, CCIM**

O: 312.789.4864

[adam.napp@svn.com](mailto:adam.napp@svn.com)



## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

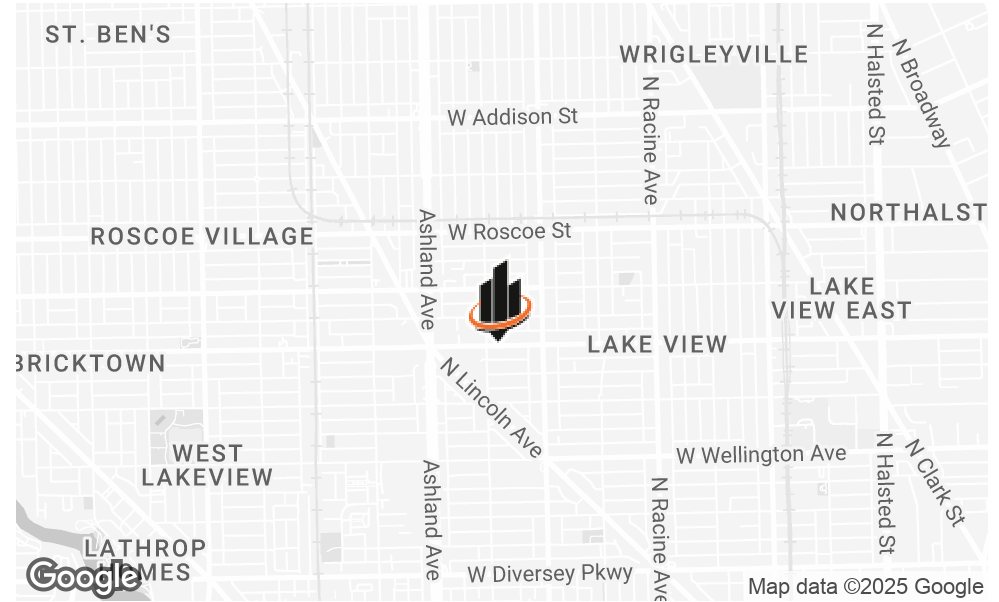
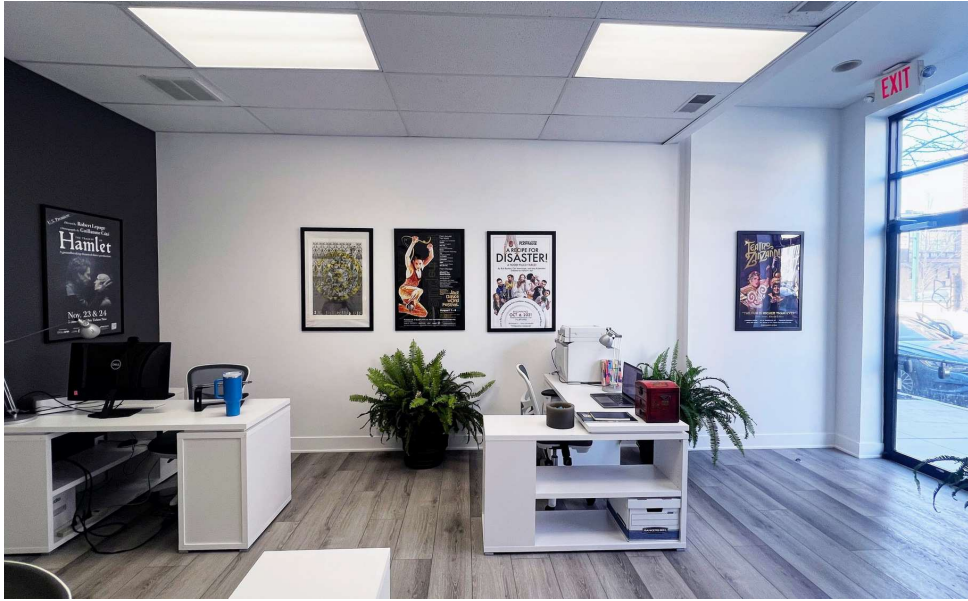
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$259,000 (\$216/SF)
<b>SIZE:</b>	1,200 SF
<b>YEAR BUILT/RENOVATED:</b>	2006 / 2025
<b>TAXES:</b>	\$10,762 (2023)
<b>ZONING:</b>	B3-2
<b>SUBMARKET:</b>	Lakeview
<b>VIDEO:</b>	<a href="https://youtu.be/rjiWjzjNgM4">View Here</a>

## PROPERTY OVERVIEW

MODERN INTERIOR RENOVATIONS! SVN Chicago Commercial is pleased to offer 1443 W. Belmont for SALE. The subject building is located on the highly trafficked Belmont Avenue between the Southport Corridor and the six-way intersection of Lincoln/Belmont/Ashland in Chicago's Lakeview neighborhood. It is conveniently one block east of Whole Foods and two blocks south of the Southport Brown Line stop. The space is a 1,200 SF fully built-out commercial condominium with two large offices, a large open area, one ADA bathroom, and a kitchenette. Along with the recent interior renovations that modernize the space and a newer HVAC system, the building's roof and trusses are new. The property is zoned B3-2 and ideal for any office or service retail uses. Please call the SVN advisor for further information or view the video tour here: <https://youtu.be/rjiWjzjNgM4>

# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

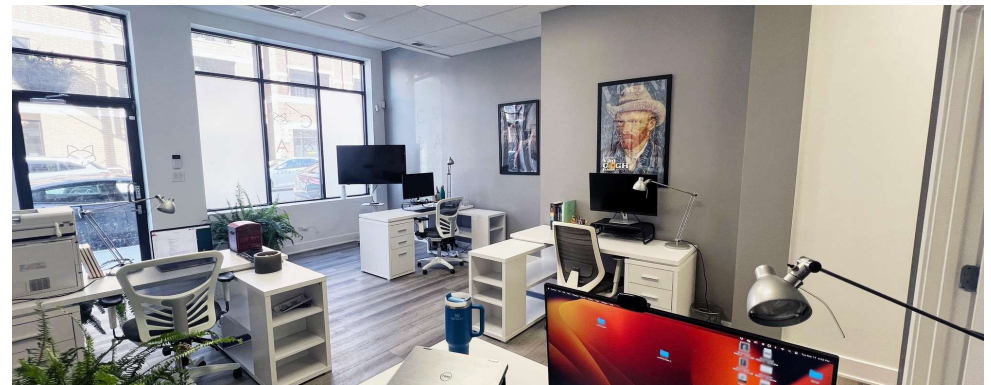
---

<b>STREET ADDRESS</b>	1443 W. Belmont Ave.
<b>CITY, STATE, ZIP</b>	Chicago, IL 60657
<b>SUB-MARKET</b>	Lakeview
<b>CROSS-STREETS</b>	Belmont / Greenview

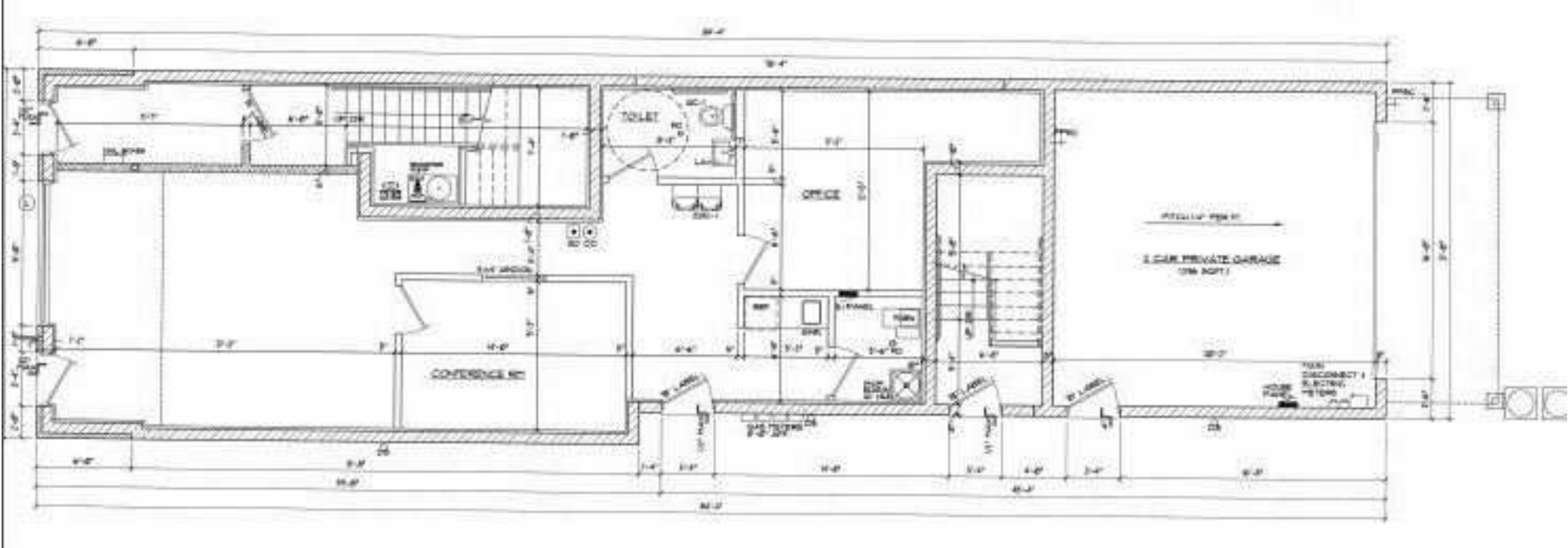
---

## PROPERTY HIGHLIGHTS

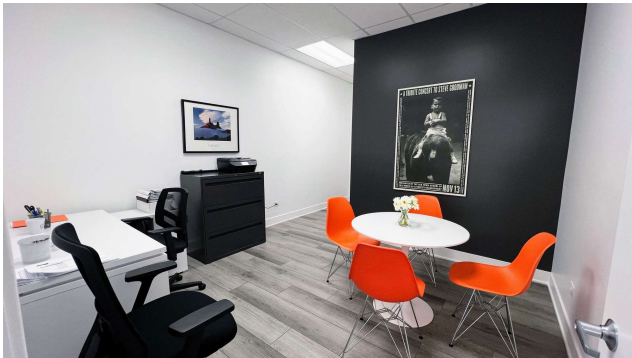
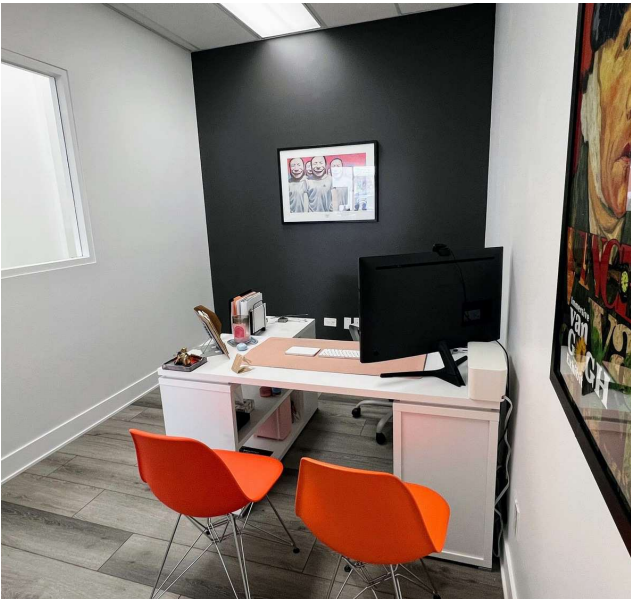
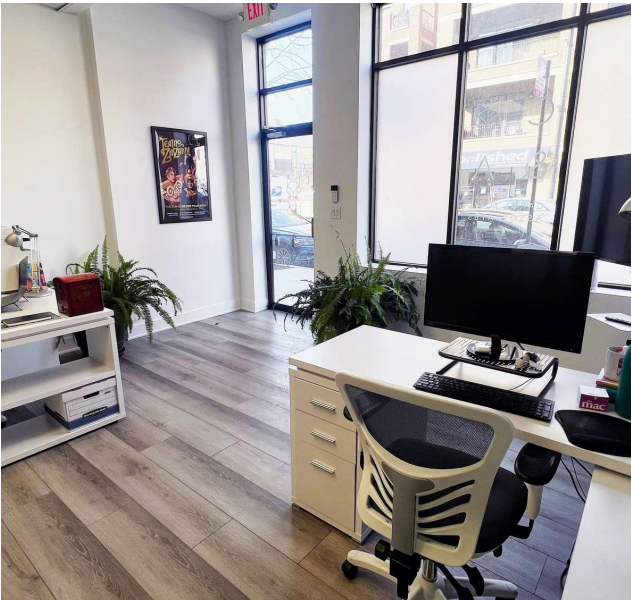
- 1,200 SF Ground Floor Commercial Condo
- Fully Built with Two Large Offices, Kitchenette, One ADA Bathroom, Large Open Area
- Recent Modern Interior Renovation, New Roof and Trusses, Newer HVAC System
- Zoned B3-2, Ideal for Service Retail / Retail / Office
- Lakeview Neighborhood, One Block from Whole Foods
- Two Blocks from Southport Corridor and Southport El Stop (Brown Line)
- Taxes - \$10,762 (2023)
- Assessments - \$208/month
- Video Tour - <https://youtu.be/rjiWjzjNgM4>



FLOOR PLAN



PHOTOS



PHOTOS



# RETAIL AERIAL MAP







# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	19,636	78,897	173,485
<b>AVERAGE AGE</b>	34	34	36
<b>AVERAGE AGE (MALE)</b>	34	34	36
<b>AVERAGE AGE (FEMALE)</b>	34	34	36

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	8,741	37,022	90,443
<b># OF PERSONS PER HH</b>	2.2	2.1	1.9
<b>AVERAGE HH INCOME</b>	\$232,900	\$208,487	\$178,752
<b>AVERAGE HOUSE VALUE</b>	\$964,468	\$876,210	\$807,334

Demographics data derived from AlphaMap

