

INVESTMENT PROPERTY FOR SALE

3118 N HARLEM AVE
AVALONREAL.COM

CHICAGO, IL



JOSEPH SANTUCCI, MANAGING BROKER

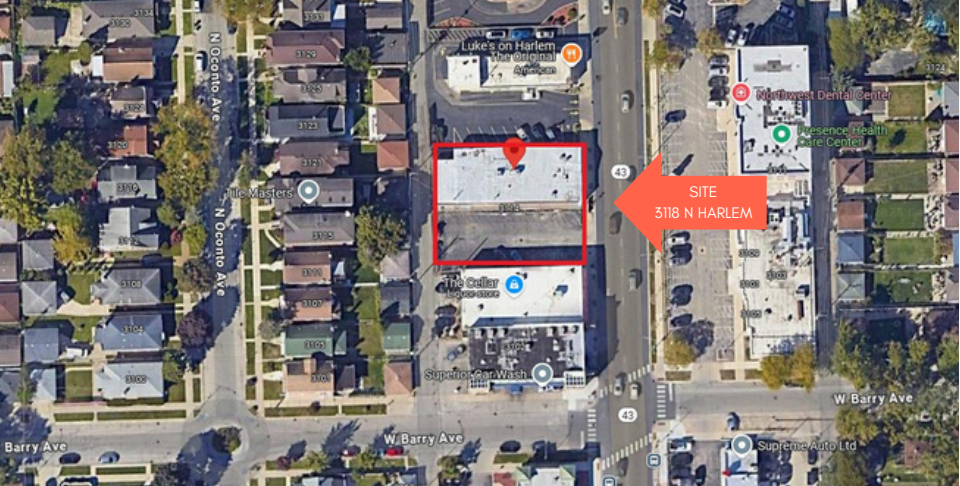
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CARLO SANTUCCI, COMMERCIAL BROKER

847-506-1000 ext. 5132
carlo@avalonreal.com

- ✓ **PRICE: \$1,147,800**
- ✓ **CAP RATE: 7.5%**
- ✓ **NOI: \$86,085**
- ✓ **BUILDING SIZE: 6,250 SF**
- ✓ **LAND: 0.28 ACRES**
- ✓ **TAXES: \$32,965 (2023)**
- ✓ **GREAT 1031 EXCHANGE**
- ✓ **CEILING HEIGHT: 11'**
- ✓ **ZONING: B3-1**
- ✓ **VEHICLES PER DAY: 18,892**
- ✓ **PARKING SPACES: 22**

Information contained herein has been obtained from the property owner(s) or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.



Demographics	1 Mile	3 Mile	5 Mile
Population	43,405	259,243	695,265
Households	15,334	91,706	256,311
Average Age	41.3	41.1	39.5
Median HH Income	\$74,446	\$74,594	\$71,410
Daytime Employees	5,821	66,568	242,585

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