

FOR SALE

3645-47 N Wilton Ave, Chicago, IL

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HISTORIC WRIGLEYVILLE SIX-FLAT IS A CONDO QUALITY HOME RUN!!

PROPERTY HIGHLIGHTS

Tremendous opportunity awaits in this historic brick center entry East Lakeview six-flat. This stunning, versatile building makes a great addition to an existing portfolio or is perfect for a live-in owner or condo conversion. Situated in the heart of Wrigleyville, with a 7% cap rate, there is always heavy demand with high rents and strong tenant retention.

This building was fully rehabbed in 2008, and has been meticulously maintained. No deferred maintenance. This building has two 3 bedroom/3bath duplex downs, and four 3 bedroom/2bath simplexes. All units feature large living spaces, modern kitchens and baths, hardwood floors, in-unit laundry and private outdoor spaces. Each unit has an assigned parking spot for a total of 6 parking spots.

Recent improvements include a complete tear off roof, extensive tuck pointing and updated porches. All windows, plumbing and electrical has been done.

Wrigleyville is one of the most vibrant, in-demand neighborhoods in Chicago. Walk to the lake, restaurants, grocery stores, trains, buses, and Cubs Field!

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INVESTMENT OVERVIEW:

| | |
|----------------------------|---|
| SALE PRICE | \$3,350,000 |
| # OF UNITS | 6 |
| SALE PRICE PER UNIT | \$558,333 |
| LOT SIZE | 50x121 |
| BUILDING SIZE | 9200 SF |
| YEAR BUILT | 1894 |
| ZONING | RM-5 |
| MARKET | Chicago |
| SUB MARKET | Wrigleyville |
| CROSS STREETS | North Wilton Ave At Waveland Ave |

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RECENT IMPROVEMENTS:

2024

New Carpet in lower level of Duplex units \$7,900

2022

Complete tear off roof \$46,000

Brand new full bathrooms \$42,000

2020

Tuck pointing \$35,000

2019-2023

New appliances \$10,000

2016:

Hardwood floors refinished throughout \$12,000

2015:

New Fence \$7,500

2013:

Porch repairs and sealing \$6,400

TOTAL: \$166,800

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rent roll

| UNIT | BEDS/BATHS | RENT | LEASE END |
|-----------------------------------|---|------------------|-----------|
| 3645 #1 | 3bed/3bath duplex down with one new bath and parking spot | \$4,600 | May/25 |
| 3645 #2 | 3bed/2bath simplex with two outdoor spaces and one parking spot | \$3,950 | May/25 |
| 3645 #3 | 3bed/2bath simplex with high ceilings, incredible views, and one parking spot | \$3,850 | May/26 |
| 3647 #1 | 3bed/3bath duplex down with new bath and one parking spot | \$4,600 | May/25 |
| 3647 #2 | 3bed/2bath simplex with two outdoor spaces and one parking spot | \$3,900 | May/25 |
| 3647 #3 | 3bed/2bath simplex with high ceilings, incredible views, and one parking spot | \$3,850 | May/25 |
| Total Monthly Gross Income | | \$24,750 | |
| Total Yearly Gross Income | | \$297,000 | |

expenses (2023)

| | |
|----------------------|-----------------|
| Insurance | \$6,418 |
| Tax | \$38,763 |
| Water | \$5,831 |
| Gas | \$4,385 |
| Electric | \$879 |
| Trash | \$3,420 |
| Cleaning service | \$3,176 |
| TOTAL EXPENSE | \$62,873 |

| | |
|-----------------|------------------|
| NOI | \$234,126 |
| Cap Rate | 6.98% |
| GRM | 11 |





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STUDIOS



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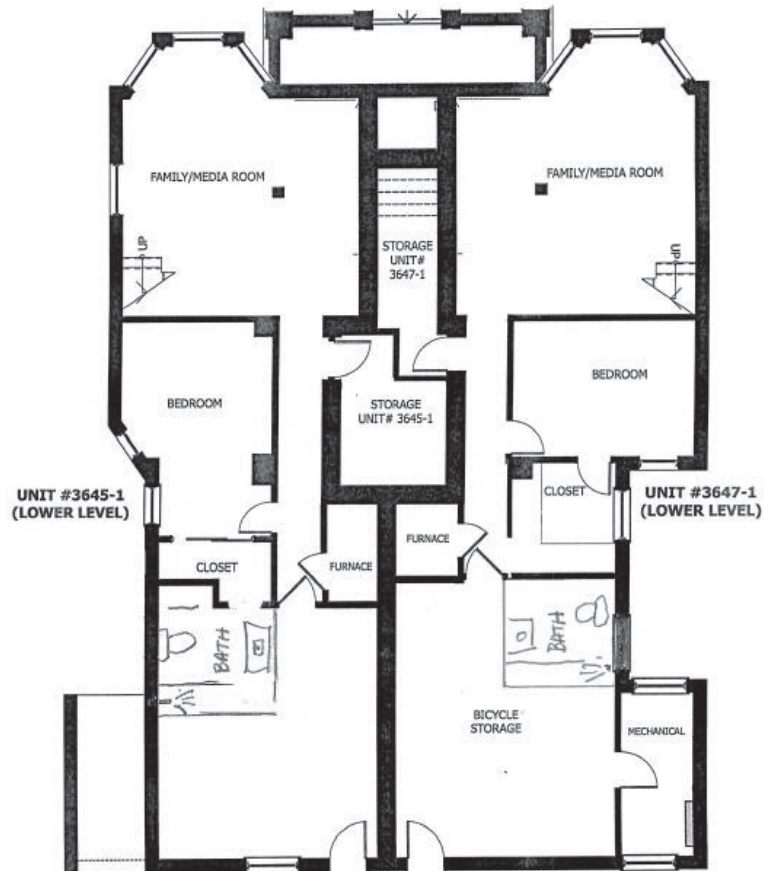
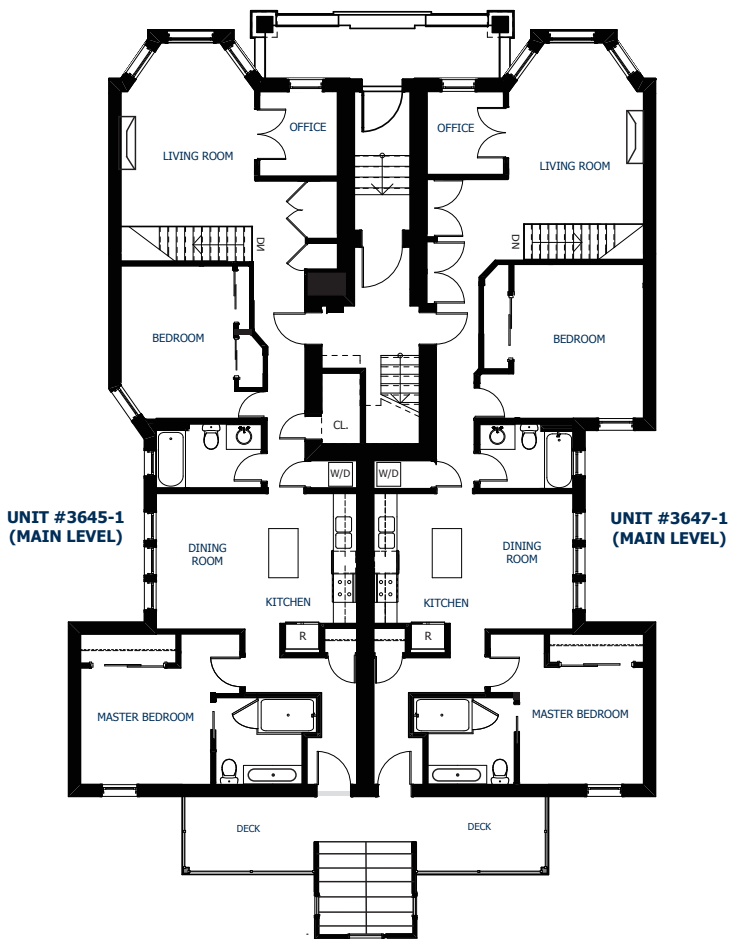


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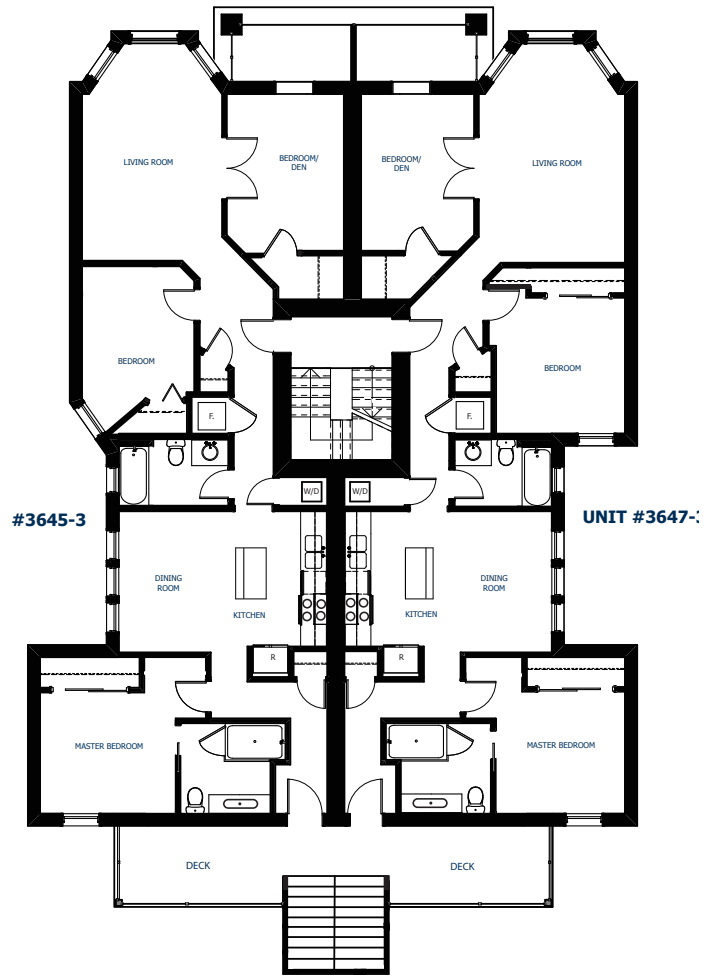
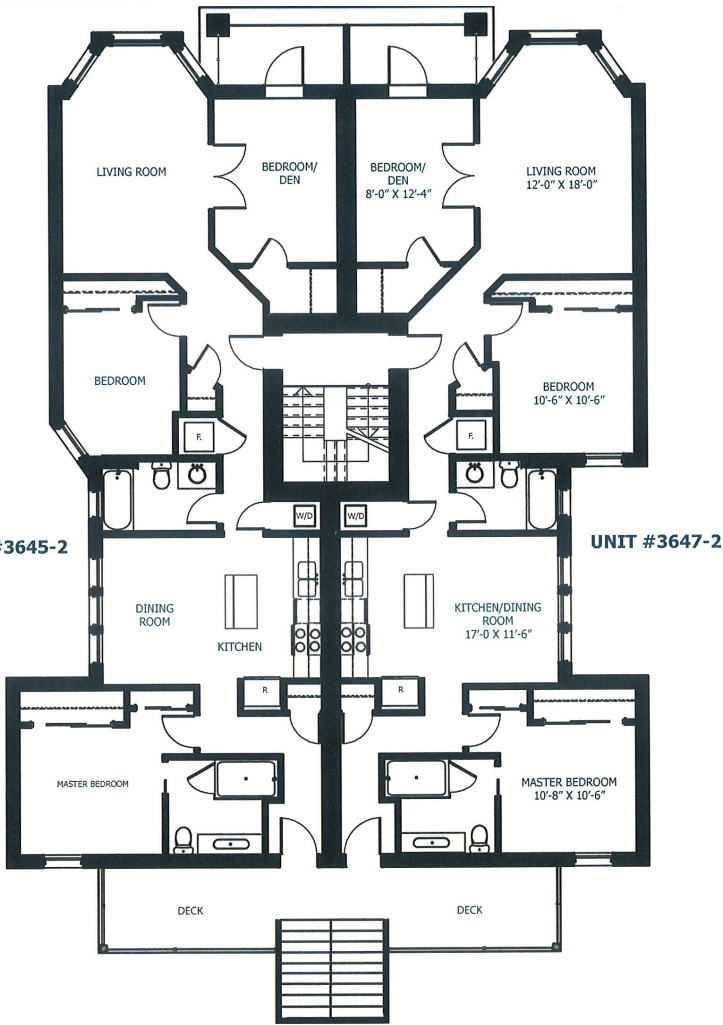
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floor plans (1st floor & lower level)



floor plans (2nd & 3rd floor)





LAKEVIEW

Chicagoans will find more than a few of their favorite things in Lakeview, one of the largest neighborhoods on the city's North Side.

For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping – shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



retail and traffic information

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demographics

| | .25 mile | 1 mile | 3 mile |
|---|-----------|-----------|-----------|
| 2024 Estimated Population | 5,367 | 90,271 | 411,568 |
| 2024 Estimated Households | 2,955 | 52,298 | 216,778 |
| 2024 Estimated Average Household Income | \$148,174 | \$144,903 | \$162,925 |

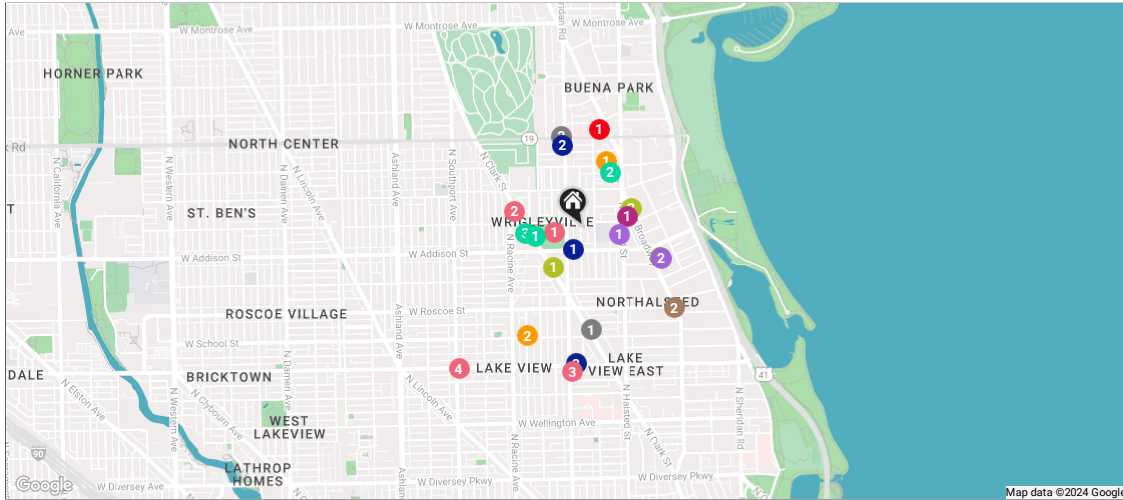
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FEATURED PROPERTY

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RESTAURANTS

- 1 Mia Francesca
3311 NORTH CLARK STREET, 0.4 MI
- 2 Holiday Club
4000 NORTH SHERIDAN ROAD,
0.4 MI

COFFEE

- 1 Starbucks
3531 NORTH BROADWAY, 0.4 MI
- 2 Starbucks
3358 NORTH BROADWAY, 0.5 MI

SHOPPING

- 1 The UPS Store
3712 NORTH BROADWAY, 0.2 MI

GROCERY

- 1 Whole Foods Market
3640 NORTH HALSTED STREET,
0.2 MI
- 2 Jewel-Osco
3531 NORTH BROADWAY, 0.4 MI

GYM

- 1 UFC GYM Wrigleyville
3519 NORTH CLARK STREET STE
C201, 0.2 MI
- 2 Quads Gym
3727 NORTH BROADWAY, 0.2 MI

MEDICAL

- 1 Thorek Memorial Hospital
850 WEST IRVING PARK ROAD,
0.4 MI

SCHOOLS

- 1 Horace Greeley
Elementary School
832 WEST SHERIDAN ROAD, 0.3 MI
- 2 Hawthorne Scholastic
Academy
3319 NORTH CLIFTON AVENUE,
0.5 MI

ENTERTAINMENT

- 1 Wrigley Field
1060 WEST ADDISON STREET, 0.1 MI
- 2 Metro
3730 NORTH CLARK STREET, 0.3 MI
- 3 The Vic Theatre
3145 NORTH SHEFFIELD AVENUE,
0.6 MI

- 4 Schubas Tavern
3159 NORTH SOUTHPORT AVENUE,
0.8 MI

TRANSIT

- 1 Addison
CTA - RED LINE, 0.1 MI
- 2 Sheridan
CTA - RED LINE, 0.4 MI
- 3 Belmont
CTA - BROWN LINE, 0.6 MI

PARKS

- 1 Gallagher Way
3635 NORTH CLARK STREET, 0.2 MI
- 2 Gill (Joseph) Park
825 WEST SHERIDAN ROAD, 0.3 MI
- 3 Wrigley parking
3650 NORTH CLARK STREET, 0.3 MI



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If your property is currently listed with another broker, this matter is not a solicitation for business.



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