



**Office/Tech**

Status: **ACTV**  
 Area: **8023**  
 Address: **3614 W Division St , Chicago, IL 60651**  
 Directions: **KIMBALL TO DIVISION WEST TO ADDRESS**  
 Sold by:  
 Closed:  
 Off Mkt:  
 Mkt. Time (Lst./Tot.): **15/15**  
 County: **Cook**

MLS #: **12581433**

List Date: **03/04/2026**

List Dt Rec: **03/04/2026**

Address: **3614 W Division St , Chicago, IL 60651**

Directions: **KIMBALL TO DIVISION WEST TO ADDRESS**

Sold by:

Closed:

Off Mkt:

Contract:

Concessions:

Township: **West Chicago**

PIN #: **16021320210000**

Blt Before 78: **Yes**

# Stories: **1**

# Units: **4**

# Tenants: **3**

Unit SF: **5000**

Year Built: **1922**  
 Subtype: **Other**  
 Zoning Type: **Commercial**  
 Actual Zoning: **B3-1**

Mobility Score: -

List Price Per SF: **\$24.95**

Sold Price Per SF: **\$0**

List Price: **\$499,000**

Orig List Price: **\$499,000**

Sold Price:

Lease SF/Y:

Rented Price:

Mthly. Rnt. Price:

Ann. Passthru. \$/SF:

Multiple PINs: **No**

Min Rent. SF: **5000**

Max Rent. SF: **5000**

Relist:

Lot Dimensions: **75 X 121**

Acreage: **0.2**

Land Sq Ft: **8880**

Approx Total Bldg SF: **5000**

Gross Rentable Area: **5000**

Net Rentable Area:

Estimated Cam/Sf:

Est Tax per SF/Y:

Lease Type:

Remarks: **Wow! You will love this Fully leased Humboldt Park retail Property- 3614 - 3620 W Division Street ( 4 contiguous storefronts) and provides long-term stabilized tenants, in-place income from established neighborhood retail/service users. The property contains approximately 5,000 SF of street-level retail across four storefront units (currently fully occupied, with one tenant utilizing a combined/double storefront). The site is approximately 8,880 SF and includes 12 Private fenced in parking spaces in back, supporting both tenant operations and customer convenience. Building features: a flat roof, approximately 9'4" drop-ceiling height, concrete slab foundation (no basement), and B3-1 zoning. All leases are month-to-month, tenants pay separate utilities, offering a buyer near-term flexibility and fast Closing while maintaining immediate cash flow. Offered as a single packaged, sale-do not disturb tenants. Rent roll and operating details available upon request.**

Approximate Age: **Older**  
 Type Ownership:  
 Frontage Acc:  
 Docks/Delivery:  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Geographic Locale: **Chicago West**  
 Location:

Construction: **Brick**  
 Building Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Flat**  
 Roof Coverings:  
 Air Conditioning: **Central Air, Central Individual**  
 Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air, Gas**  
 Electrical Svcs: **101-200 Amps**  
 Fire Protection: **Fire Extinguisher/s**  
 Current Use: **Commercial, Restaurant/bar, Service**  
 Potential Use: **Commercial, Office and Research, Restaurant, Retail, Warehouse, Flex, Call Center, Financial Services, Law Firm, Office/Medical, Office/Retail**  
 Client Needs:  
 Client Will:

Misc. Outside: **Security Gate, Security Lighting**  
 # Parking Spaces: **12**  
 Indoor Parking:  
 Outdoor Parking: **6-12 Spaces, Fenced, Lighted, Parking On-Site**  
 Parking Ratio:  
 Misc. Inside:  
 Floor Finish: **Tile, Vinyl**  
 Extra Storage Space Available:  
 Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Water to Site, Sewer-Public**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Known Encumbrances:  
 Backup Info:  
 Tenant Pays: **Air Conditioning, Electric, Heat, Scavenger, Varies by Tenant**  
 Possession: **Negotiable**  
 Sale Terms:  
 Investment: **Yes**  
 Users: **Yes**

**Financial Information**

Gross Rental Income: **\$67,200**  
 Total Income/Month: **\$5,600**  
 Total Income/Annual: **\$67,200**  
 Annual Net Operating Income: **\$31,882**  
 Net Operating Income Year:  
 Cap Rate:

Real Estate Taxes: **\$22,518**  
 Tax Year: **2024**  
 Total Annual Expenses: **\$12,800**  
 Expense Year: **2025**  
 Expense Source: **Actual**  
 Loss Factor:

Broker Private Remarks: **Hair Salon is Month to Month (Hours 9:30 am - 7:30 pm, Tues. -Sat.); Pet Groomer is Month to Month (Hours differ 9:30 am - 5:30 pm) ; The Bar is Owner occupied (hours from 12 Noon - 9:00 pm)**

Does seller agree to display on VOW?: **Yes**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Does seller agree to display online? : **Yes**

Remarks on Internet?: **No**  
 VOW Comments/Reviews: **No**  
 Address on Internet: **Yes**

Broker Owned/Interest: **No**  
 Lock Box:

Call for Rent Roll Info:  
 Cont. to Show?:

Expiration Date: **08/30/2026**

Information: **None**  
 Showing Inst: **Text Agent: Israel Fuenets 312-420-6658**  
 Broker: **RE/MAX 10 (87559) / (773) 904-9777**  
 List Broker: **Israel Fuentes (108148) / (312) 420-6658 / israel@masteryourinvestment.com**  
 CoList Broker:

More Agent Contact Info: **Cell 312-420-6658**

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