



2048 WEST BELMONT

TURN-KEY OFFICE/RETAIL
SPACE AVAILABLE
IN LAKEVIEW
FOR SALE OR LEASE

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CHICAGO COMMERCIAL | URBAN TEAM



PROPERTY DETAILS



SALE PRICE:	\$379,000
ASKING RENT:	\$30/SF GROSS
CONDO SIZE:	1,650 SF
UNIT:	1
RE TAX (2023)	\$15,774.49
HOA DUES:	\$250/MONTH
PIN:	14-19-331-042-1001
CEILING HEIGHT:	~12'
ZONING:	C1-2
SUB-MARKET:	LAKEVIEW
ALDERMANIC WARD:	32/WAGUESPACK



PROPERTY HIGHLIGHTS



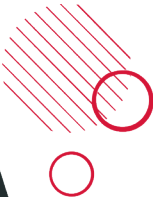
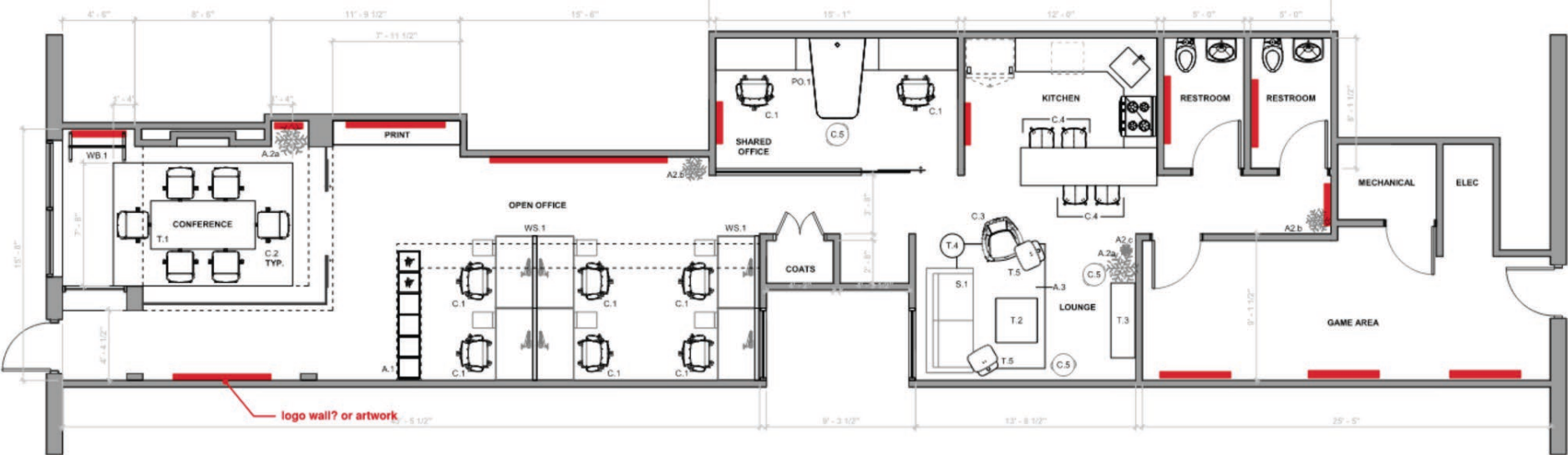
- Incredible Lakeview location with strong visibility on Belmont Avenue.
- 1,650 SF retail/office commercial condo in excellent turn-key condition.
- Unit features a glass enclosed conference room with motor driven blackout shades, full kitchen, two ADA-compliant bathrooms, (1) private shared office, (6) open workstations, lounge and storage/ gaming room.
- Existing furniture can be included and all private offices and workstations are fully equipped with Ethernet, telephone, and other accessories.
- Surrounded by excellent restaurants, shopping, entertainment and high-end residential.
- Close proximity to Hamlin Park, Fellger Park, and Paulina and Addison Brown Lines.



FLOOR PLAN



BELMONT AVENUE

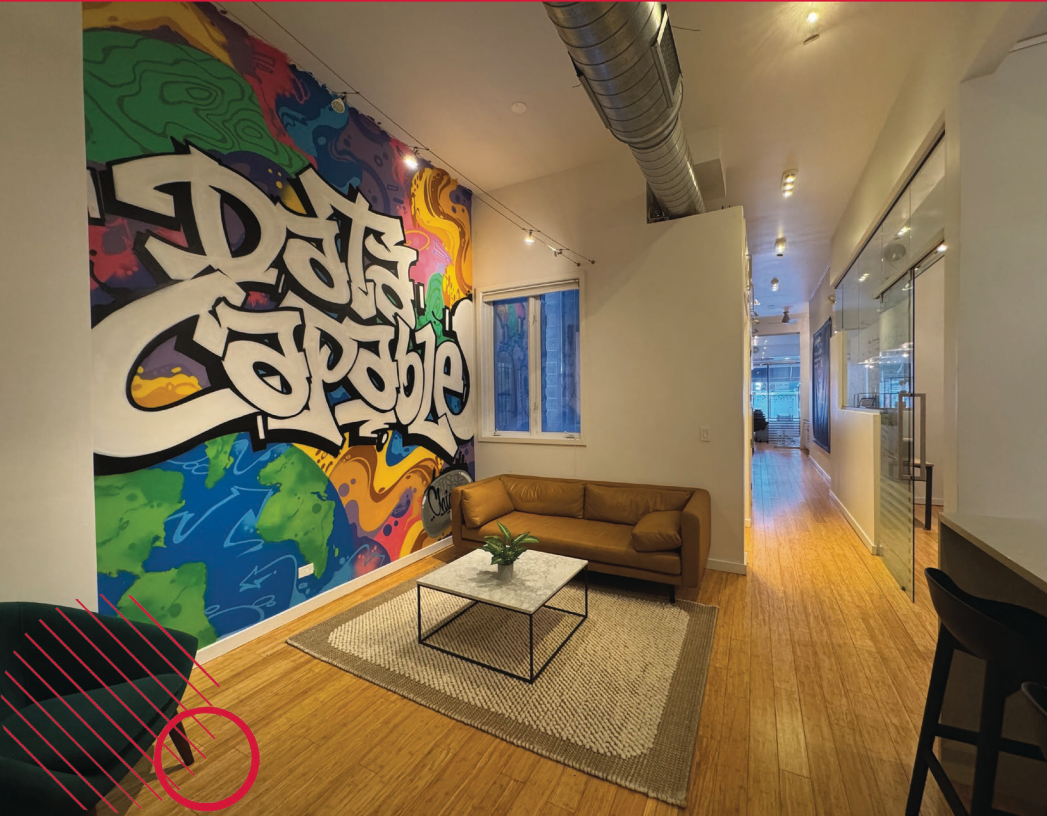


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ADDITIONAL
PHOTOS



2048
WEST BELMONT



SUB-MARKET INFORMATION



AREA DEMOGRAPHICS

	0.25 MILES	0.50 MILES
TOTAL POPULATION	3,297	11,935
AVERAGE AGE	33.7	34.0
TOTAL HOUSEHOLDS	1,487	5,264
PEOPLE PER HOUSEHOLD	2.2	2.3
AVERAGE HOUSEHOLD INCOME	\$261,723	\$241,421
AVERAGE HOUSE VALUE	\$612,498	\$601,542
TOTAL HOUSEHOLD EXPENDITURE	\$228.64 M	\$766.46 M
TOTAL HOUSEHOLD EXPENDITURE	\$12,810	\$12,133

**Demographic Snapshot data provided by REGIS online*

LAKEVIEW NEIGHBORHOOD DESCRIPTION

Lakeview is located in the city's North Side bordered by West Diversey Parkway on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The 2020 population of Lakeview was 103,050 residents, making it the second-largest Chicago community area by population.

Lakeview includes West Lakeview and Lakeview East. In 2013, Money Magazine named Lakeview number three in its top ten big-city neighborhoods in its Best Places to Live rankings. As one of Chicago's most vibrant neighborhoods, Lakeview offers an exceptional blend of residential charm and commercial opportunity. With its proximity to Lake Michigan, scenic parks, and a dynamic dining and entertainment scene, Lakeview attracts a diverse demographic, including young professionals and families. The area boasts robust foot traffic, fueled by popular attractions like Wrigley Field and the bustling Belmont Avenue corridor.



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