



MIXED USE BUILDING

PROPERTY INFORMATION

- 4-year-old New Construction steel and glass building
- 3-unit building - 1 retail and 2 residential
- Retail Available for use or rent at market rate
- Both retail and residential are perfect for an owner user or investor
- Retail has 16 Ft. Ceilings, 2,400 SF of space plus potential mezzanine, floor to ceiling windows and black iron ready
- Residential units are both 3-bedroom 2 bath with large deck or roof top deck with skyline view view of the Chicago skyline
- Each unit is condo quality with high-end finishes including modern cabinetry, SS appliances, hardwood throughout, central HVAC and Washer Dryer in unit

- Sits in the heart of Wicker Parks Entertainment district
- Steps to Division St. Blue Line L stop, Divvy station and bus stops in 6 directions
- Kennedy Expressway is 4 blocks from this location
- Area Tenants include Jewel, Wendy's, Bangers and Lace, Potbelly, Verizon, Lowes Hardware, Pet Supply Plus, Starbucks and many more

2024 TAXES	\$64,306
LOT SIZE	25x100
ZONED	B3-2
ALDERMAN/WARD	Daniel La Spata / 1st
PRICE	Upon Request

MICHAEL WEBER

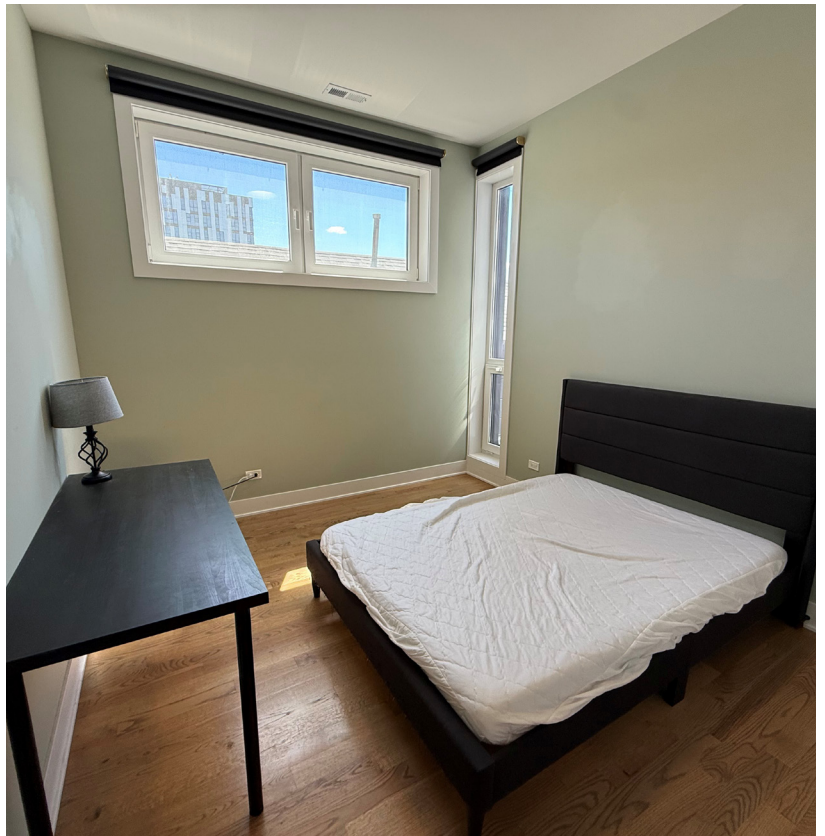
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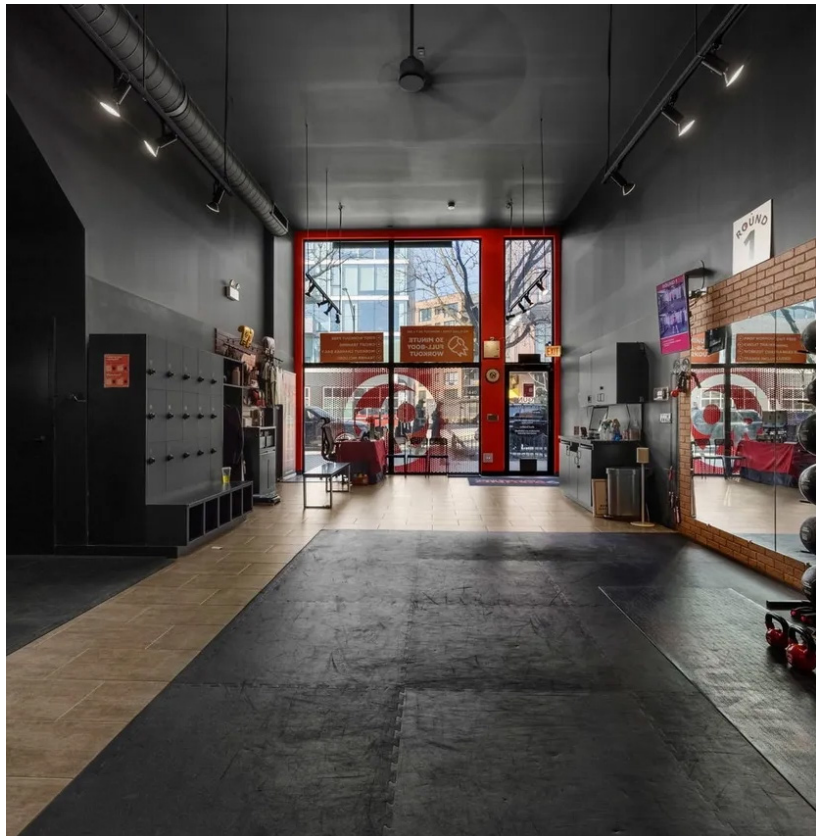
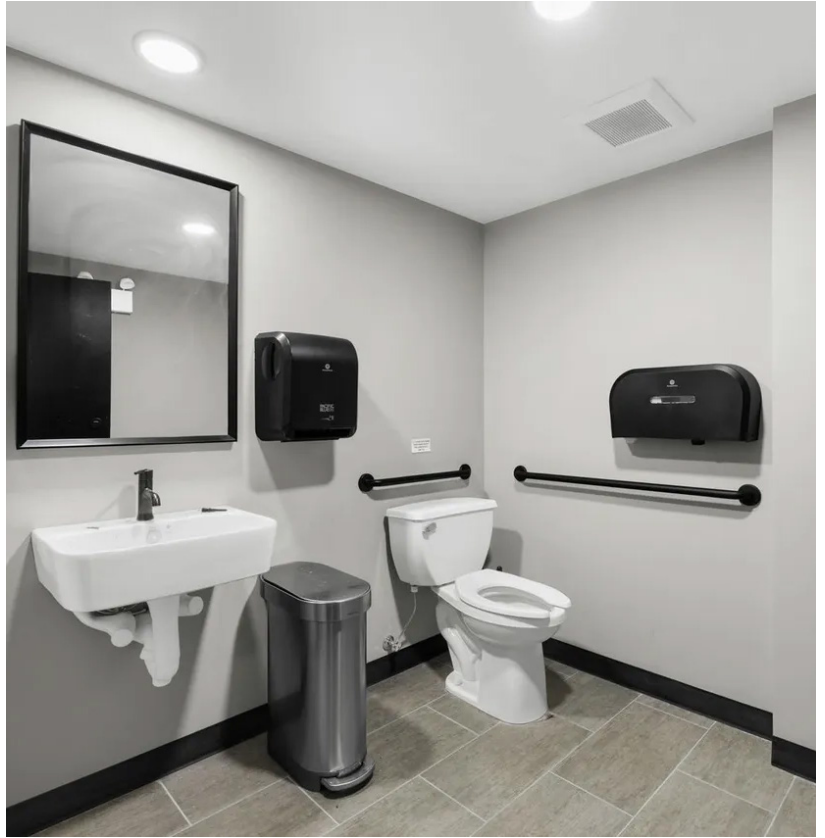
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Unit	SF	Bed/Bath	Projected Rent
1 (Retail)	2,400	N/A	\$10,000*
2	1,500	3/2	\$6,000*
3	1,500	3/2	\$6,500*

Total Projected Monthly Gross Income - \$22,500

Total Projected Yearly Gross Income - \$270,000

*All lease rates based on current market conditions and are estimated and could change

Expenses

Taxes	\$64,306
Insurance	\$8,500
Electric	\$2,400
Water	\$5,000
Scavenger	\$4,000
Repairs and Maintenance	\$4,500
Total Expense	\$88,706
Total after recapture	\$52,303

NOI (After NNN Reconciliation) - \$217,697

Cap Rate - 6.8%



Wicker Park

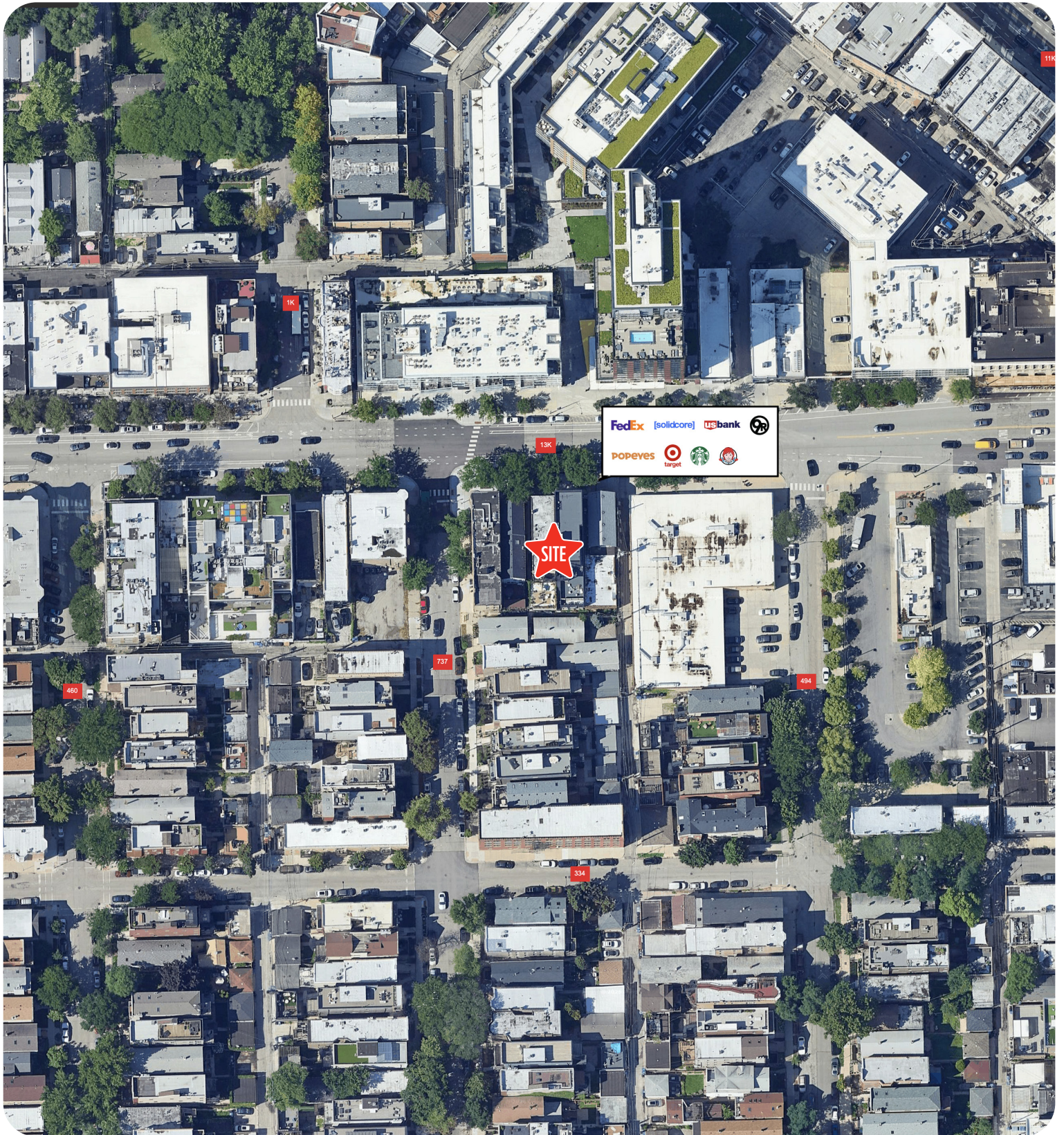
Residents and businesses flocked to Wicker Park to rebuild after the Great Chicago Fire of 1871. Today, Chicagoans flock to the hip, happening neighborhood for its eateries, arts and entertainment.

Wicker Park boasts an eclectic assortment of cafes, independent stores, dive bars, upscale boutiques, art galleries and city parks including four-acre Wicker Park. The neighborhood is home to some of Chicago's most popular and acclaimed restaurants, elevating pizza and tacos to foodie fare and offering a wide variety of options for drinking and dining pleasure.

Located just south of Bucktown and northwest of The Loop, the neighborhood includes large historic 19th century brick and stone mansions and landmark Victorian homes on tree-lined streets. Modern new construction condominiums and single-family homes along with vintage walk-ups, three-flats and lofts round out the diversity of housing available.

Like neighboring Bucktown, Wicker Park's notable commercial architecture remains - re-imagined, redeveloped and restored. The iconic Flat Iron Arts Building, home to artists who moved to the neighborhood in the 1980s, still houses various art studios and local businesses today.

The CTA Blue Line offers convenient access to The Loop and O'Hare International Airport, while the Kennedy Expressway allows for an easy drive to surrounding neighborhoods and suburbs.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

59,220

3 MILE

589,579

5 MILE

1,206,781

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$213,738

3 MILE

\$195,897

5 MILE

\$159,119