

# 4052 N WESTERN AVE, CHICAGO, IL

Industrial/Flex | For Sale



## OFFERING SUMMARY

Sale Price:	\$475,000
Building Size:	2,500 SF
Lot Size:	2,665 SF
Ceiling Height:	12'3"
Power:	200 AMP 3 Phase
Zoning:	B3-3
Taxes:	\$13,021(2023)

## PROPERTY OVERVIEW

This hard to find small clear-span commercial building offers unobstructed interior space, ideal for a wide range of users including light industrial, retail art studio and storage. Rarely available on the market, this property presents a unique opportunity for owners and investors.

Rear overhead door, fully air-conditioned, boiler heat, 200AMP 3 phase power. Recently updated/silver-coated roof.

2.2 miles to I-90 Expressway.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

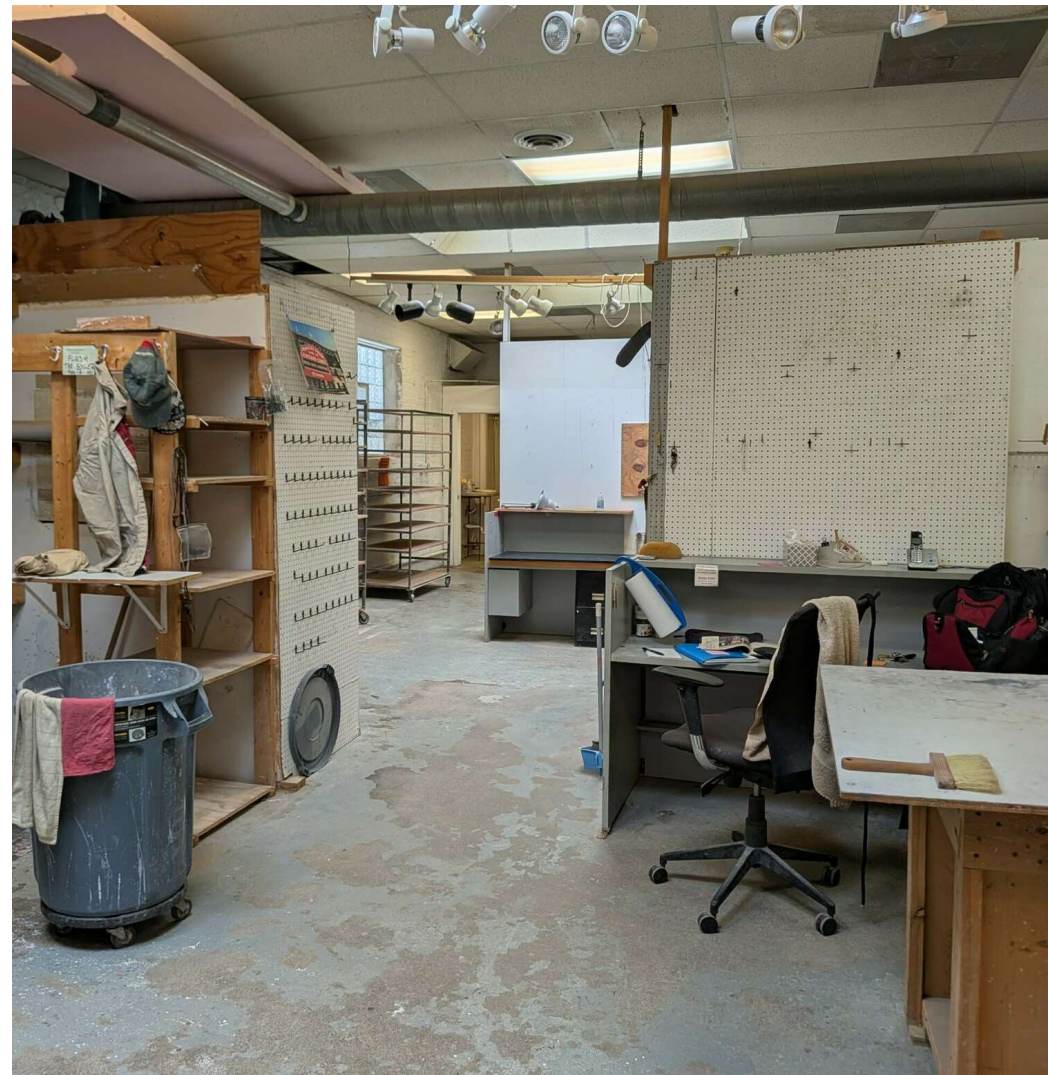
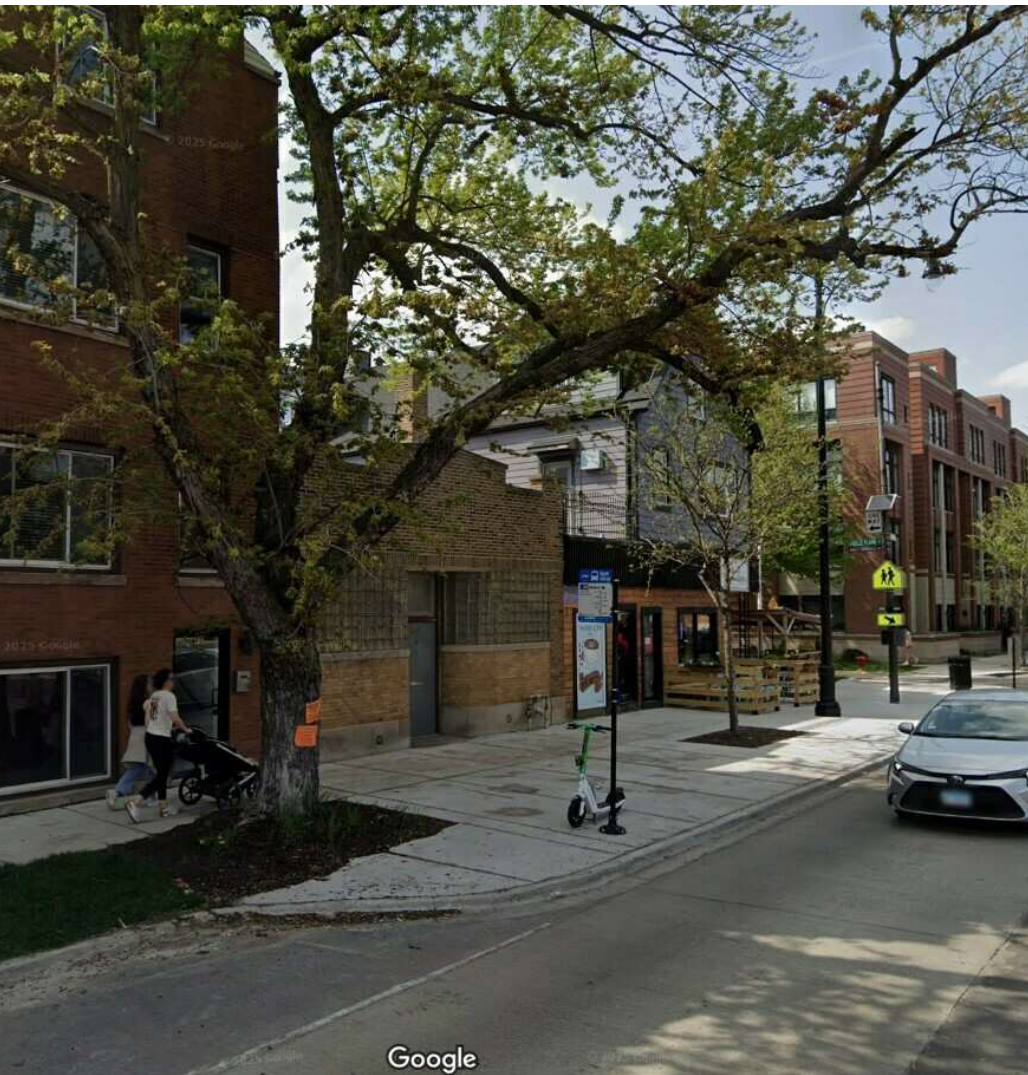
STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com



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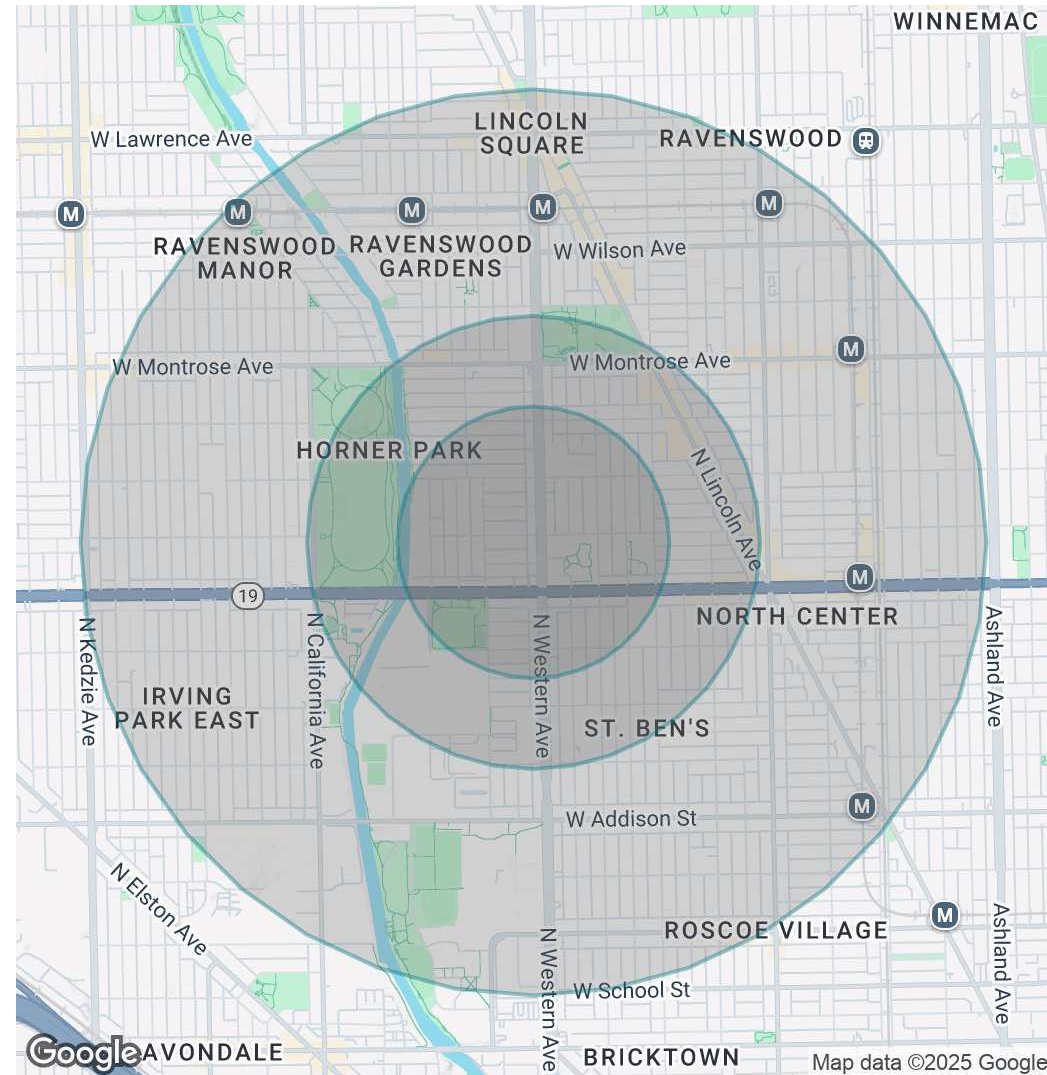
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,888	11,574	51,952
Average Age	38	38	38
Average Age (Male)	37	36	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,033	4,871	23,325
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$219,417	\$209,861	\$163,723
Average House Value	\$937,866	\$897,011	\$770,158

Demographics data derived from AlphaMap



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