

MILLENNIUM PROPERTIES R/E *Prime Logan Square Site* *Perfect Developer Opportunity*

2431 N. Western Avenue, Chicago, IL

~~\$575,000~~ \$495,000



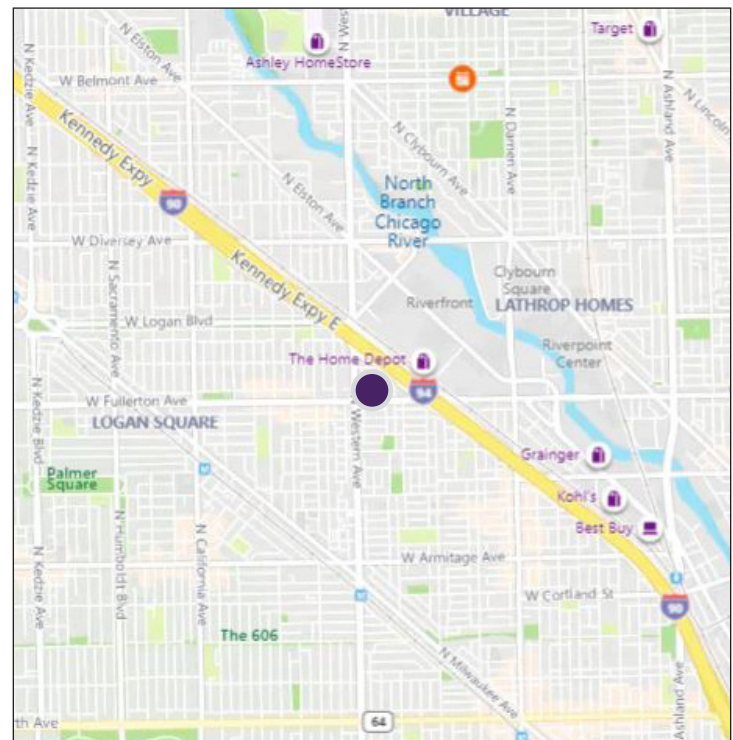
Property Highlights

- Rarely available opportunity
- 2-story, 3,000 SF mixed-use building
 - Former restaurant with basement
 - 3 br/1 ba apartment
- Prime corner location on heavily-trafficked Western Avenue
- Parking in rear
- Potential to redevelop
- Excellent user opportunity
- Lot size: 2,075 SF
- Lot dimensions: 83' x 25'
- Neighborhood stores include: Target, Home Depot, Sally Beauty, Tile Outlet, Value City, Pep Boys and more
- Traffic count: 25,046 vehicles daily
- Zoning: M1-2
- Taxes (2020): \$6,628.46

Property Overview

A two-story, 3,000 square foot mixed-use building on Western Avenue in Logan Square is available for sale. The property includes a retail space on the ground floor, a three-bedroom, one-bath apartment on the second floor, and a basement/storage area. Excellent neighborhood demographics with easy access to expressways and public transportation. This rarely available opportunity is perfect for a developer or user.

Logan Square is a trendy neighborhood located just northwest of the Loop. The area has seen a considerable amount of residential and commercial development. In addition to the strong restaurant and bar scene, boutique retail stores, and creative offices dominate the commercial space in the area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	52,633	528,798	1,223,345
Households	22,333	231,608	527,345
Median Income	\$113,416	\$92,056	\$81,970

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