

2806-16 W. Cermak Rd., Chicago, IL

**\$1,175,000**



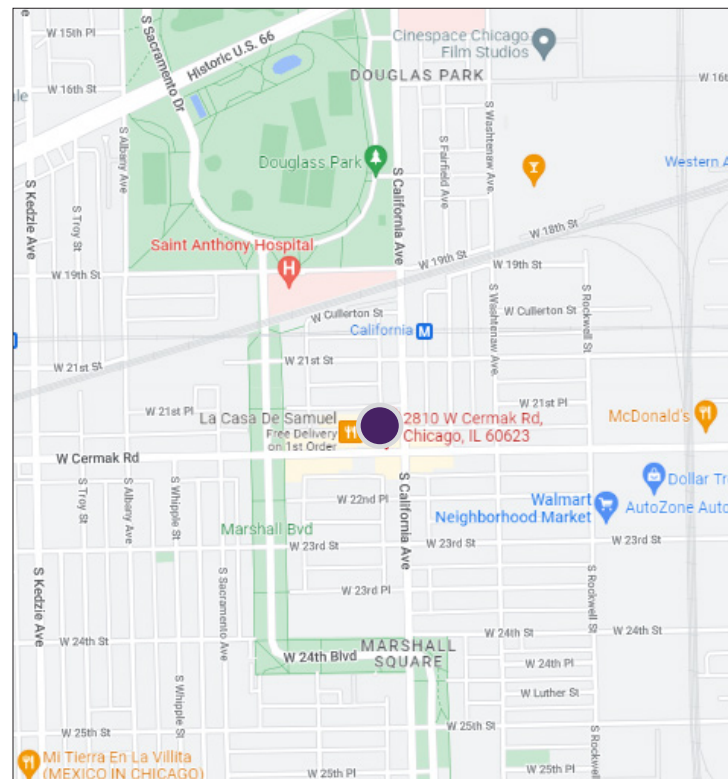
## Property Highlights

- 3-story, 19,675 SF mixed use property
  - Ground floor retail/office space
  - Second floor apartments
    - \*\* One 3-bed/1-bath unit
    - \*\* One 1-bed/1-bath unit
    - \*\* One 3-bed/2-bath unit
    - \*\* Two 2-bed/2-bath units
- Generates income of \$3,700/mo
- Tenants responsible for own utilities
- Well-located on Cermak, which is part of the Commercial Pedestrian Core
- Close proximity to MetraRail, I-94, bus lines and main arteries
- Land area: 6,098 SF
- Traffic count: 12,764 vehicles daily
- Zoning: B3-2
- Taxes (2020): \$13,990

## Property Overview

Near the corner of Cermak and California, a 19,675 square foot mixed-use building is available for sale. The property is comprised of a 9,000 SF storefronts on the ground floor with apartments. The retail storefront could be built-to-suit or divided. All apartment units are 100% leased and are individually metered for heat and electric. Great opportunity for a user or investor. Businesses in the area include Walmart, Pete's Fresh Market, Dollar Tree, Chase Bank, AutoZone and more.

This property is located just outside of Little Italy/University Village community, which boasts tree-lined streets and restaurants/cafes and is less than a fifteen minute drive from downtown Chicago.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	50,384	314,350	1,046,587
Households	11,605	96,414	388,604
Median Income	\$136,104	\$145,347	\$154,449

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# MILLENNIUM PROPERTIES R/E

# Prime Mixed-Use Property Near Corner of Cermak and California

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