

MILLENNIUM PROPERTIES R/E

6,000 Warehouse Building on Cicero in Belmont Cragin

3051-3053 N. Cicero, Chicago, IL

\$565,000



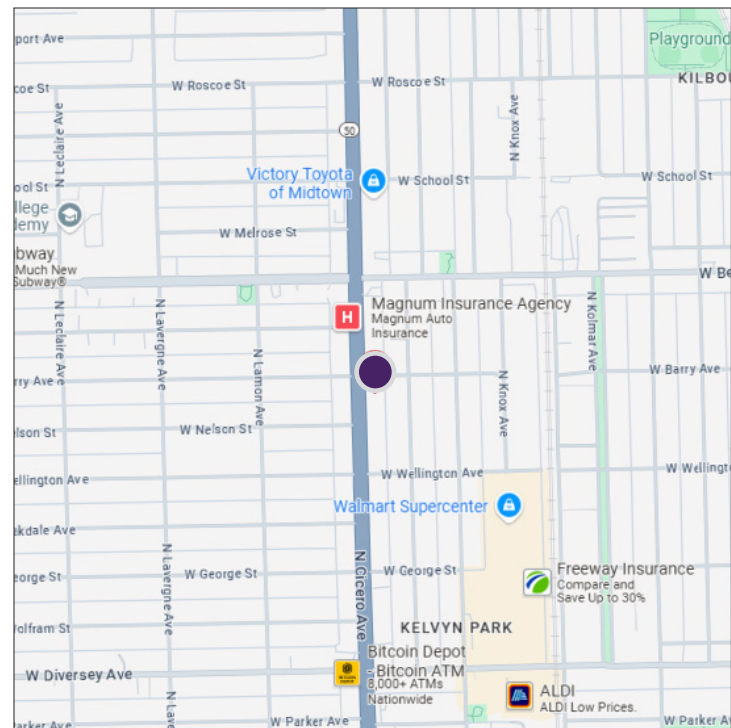
Property Highlights

- 6,000 SF warehouse building
- Fully rehabbed
- 11' clear to 15' ceiling, one 10' over-head drive-in door and 200 amps of power
- New roof, flooring and bathrooms
- Located in heart of Chicago's Northwest car dealer business district
- Outstanding visibility on Cicero Avenue
- Businesses in the area include: Walgreens, Walmart, Aldi, AutoZone, Menards Family Dollar and more
- Land Area: 50' x 125'
- Traffic count: 17,199 vehicles daily
- Zoning: B 1-1 Belmont/Cicero TIF
- Taxes (2023): \$28,720.78

Property Overview

Two blocks south of the intersection of Cicero, Belmont and Diversey Avenues, a 6,000 square foot warehouse is available for sale. This property is fully rehabbed and is perfect for a private entertainment space. The property has good frontage on Cicero Avenue with easy access to bustling Six Corners.

The Belmont Cragin community has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	46,676	405,123	1,036,395
Households	16,083	147,677	415,426
Median Income	\$65,734	\$71,626	\$80,017

Daniel J. Hyman
 President | Designated Managing Broker
 (312) 338 - 3003
 dhyman@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

MILLENNIUM
PROPERTIES R/E

6,000 Warehouse Building on Cicero in Belmont Cragin

3051-3053 N. Cicero, Chicago, IL

\$565,000



Daniel J. Hyman
President | Designated Managing Broker
(312) 338 - 3003
dhyman@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.