

3515-23 W. Grand Ave., Chicago, IL

\$1,600,000



Property Highlights

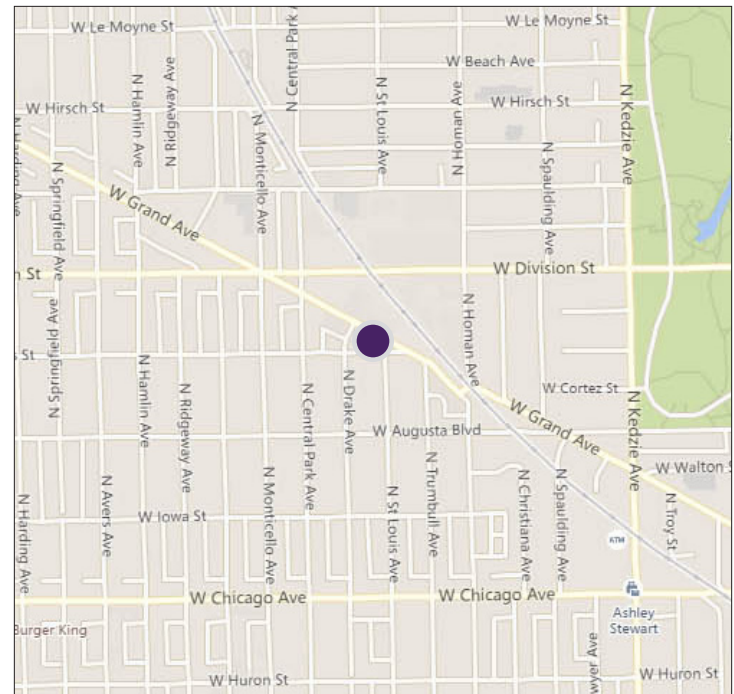
- Two-tenant retail building totaling 7,200 SF
- Total annual rent: \$123,744
- Tenants reimburse taxes on their pro-rated share
- Substantial frontage on Grand Ave
- Part of Division/Homan TIF
- Great opportunity for an investor
- Close to public transportation
- Traffic Count: 11,042 cars daily
- Land Area: 21,935 SF
- Zoning: B3-1
- Taxes (2022): \$34,288

Property Overview

This 7,200 square foot retail/office storefront fully leased to two tenants. A 2,100 square foot unit, built out as a catering facility and kitchen, is leased by the Hearty Boys Catering Group through 2021. The lease includes annual escalations and a five year renewal option. The property has strong income and is highly visible along Grand Avenue.

Humboldt Park has become a desirable location for many businesses including boutiques, restaurants and bars. With increasing gentrification, the area is attracting a diverse group of entrepreneurs.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	48,585	427,672	1,303,228
Households	14,616	150,099	519,137
Median Income	\$47,326	\$65,014	\$83,410



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