

MILLENNIUM PROPERTIES R/E

100% Leased Mixed-Use Building Near North & Pulaski

4023-25 W. North Ave., Chicago, IL

\$585,000



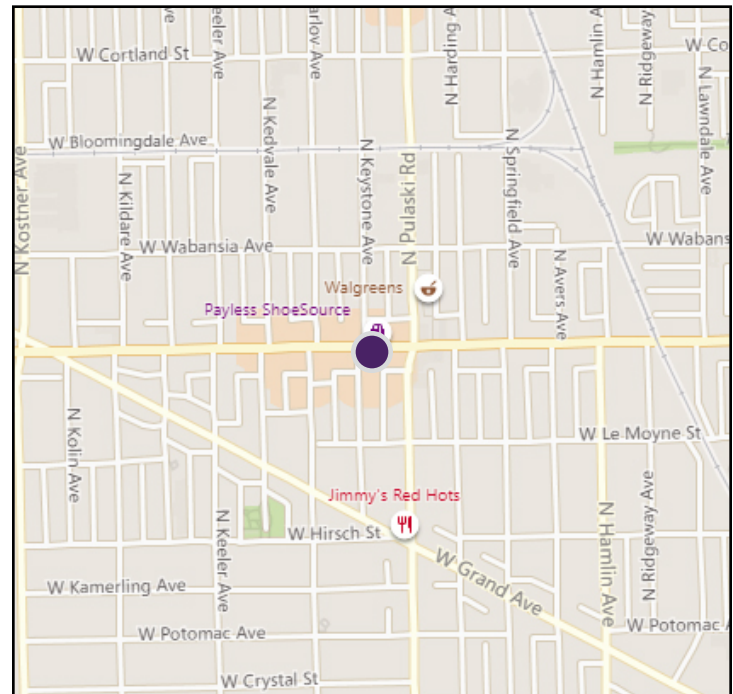
Property Highlights

- 6,350 SF mixed-use building
- 100% leased building
- 3,200 SF storefront leased to Metro PCS thru Oct. 31, 2024
- Metro exercised 5-year renewal option in 2019
- One 3-bed, one 2-bed apartment
- All units individually metered
- Gross Annual Income: \$52,886
- Pro Forma NOI: \$42,856
- Small on-site parking lot
- Land Area: 6,000 SF
- Zoning: B1-2, part of Pulaski Industrial Corridor TIF
- Taxes (2017): \$4,530

Property Overview

Near the corner of North and Pulaski, a 6,350 square foot mixed-use building is available for sale. The property is fully leased with a 3,200 square foot storefront, a 3-bed apartment and a 2-bedroom apartment. Metro PCS is leasing the storefront unit thru October 2024, after exercising their five-year renewal option in 2019. The units are individually metered for heat and electric. The building is well-maintained with low owner expenses.

This section of West Humboldt Park is a mix of retail, mixed-use buildings, and single family homes. North Ave. is a strong commercial corridor for this neighborhood, with a variety of local and national businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	55,043	432,605	1,224,514
Households	15,377	146,075	466,734
Average Income	\$50,589	\$70,190	\$88,803

Michael Mintz

Vice President
(312) 338 - 2578

mmintz@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.