

4824 W. Armitage Ave., Chicago, IL

\$750,000



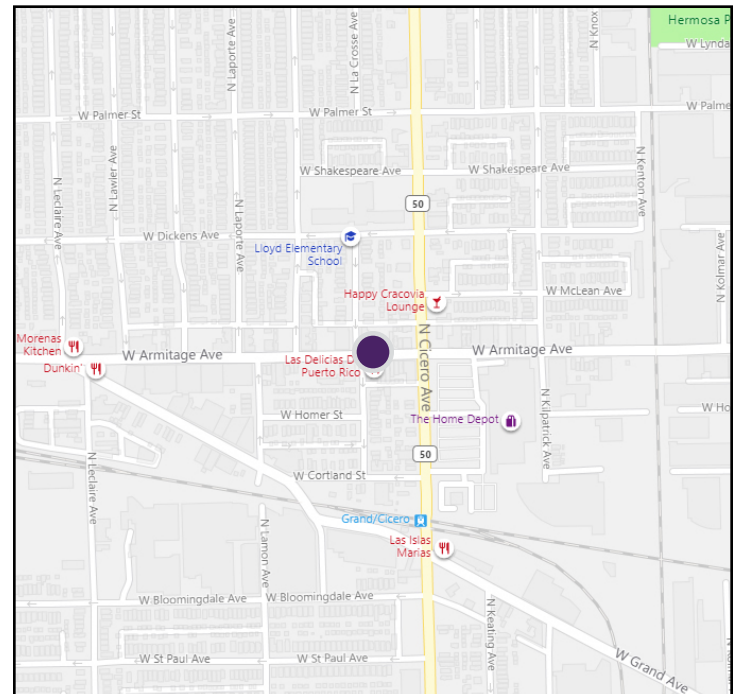
Property Highlights

- 8,800 SF mixed-use building
 - Two commercial storefronts
 - Four 2-bedroom apartments, one 3-bedroom unit
- Value add potential thru leasing
- Opportunity to rehab
- Close to Cicero and Armitage
- Potential to lease or occupy
- Opportunity for user or investor
- Current NOI: \$55,601
- Pro Forma NOI: \$85,601
- Land Area: 6,250 SF
- Zoning: B3-1, part of Northwest Industrial TIF
- Taxes (2018): \$9,676

Property Overview

An 8,800 square foot mixed-use building at the corner of Armitage and LaCrosse is available for sale. With two commercial storefronts plus four 2-bedroom and one 3-bedroom apartments, the property generates \$72,000 of income annually. A new owner can potentially add value through leasing or by rehabbing units. This property has great potential for an investor or a user looking to occupy one of the units. Close to Cicero, this property is highly visible on a busy street.

The Belmont Cragin community, on the northwest side of Chicago, has benefited from steady growth in population and renewed investment. Local residents enjoy great public transportation and ready access to the Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	46,770	418,345	1,045,136
Households	12,712	134,608	373,933
Average Income	\$50,654	\$68,008	\$85,294

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