

5212-14 W. Belmont Ave., Chicago, IL

**\$445,000**



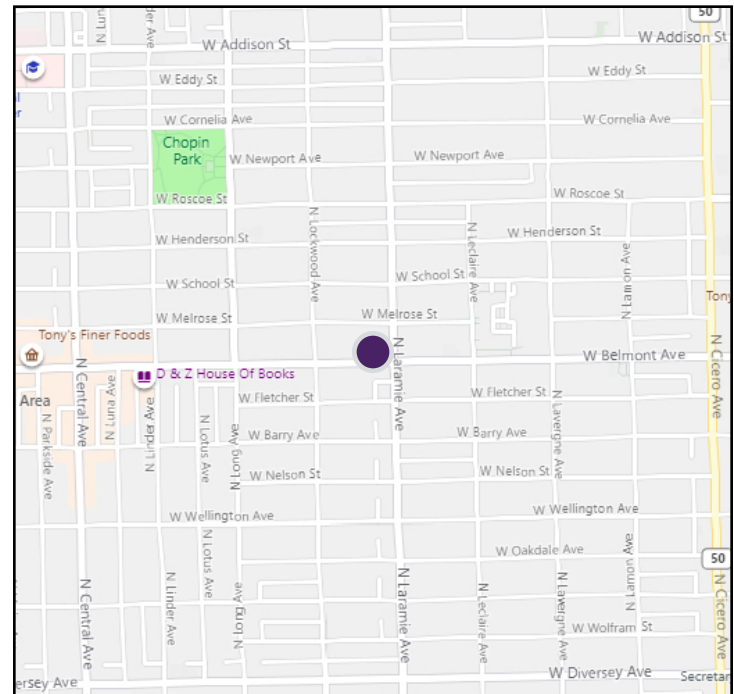
## Property Highlights

- 5,300 SF retail storefront
- Currently used as hardware store
- Built-out with 3,500 SF showroom plus office and storage areas
- Includes parking lot/paved area
- Attached 4 car garage
- Highly visible hanging sign
- Potential to rehab or redevelop
- Great for user or investor
- Potential to lease or occupy
- Traffic Count: 17,200 cars daily
- Land Area: 7,500 SF
- Zoning: B3-1
- Part of Belmont/Central TIF
- Taxes (2017): \$17,554

## Property Overview

Near the intersection of Laramie and Belmont, a 5,300 square foot retail storefront is available for sale. Currently used as a hardware store, the building features a 3,500 square foot showroom plus office and storage areas. The property includes a small paved area in the front as well as an attached four car garage that can be used for storage. Highly visible on Belmont, this property can potentially be rehabbed as a mixed-use building, leased to a new tenant or occupied by a new user.

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	58,362	420,041	961,322
Households	17,367	136,170	350,665
Median Income	\$52,922	\$54,109	\$62,840

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