MILLENNIUM PROPERTIES R/E

1,961 SF Retail/Office On Belmont Near Cicero Avenue

5253 W. Belmont Ave., Chicago, IL

Now: \$225,000 \$245,990



Property Highlights

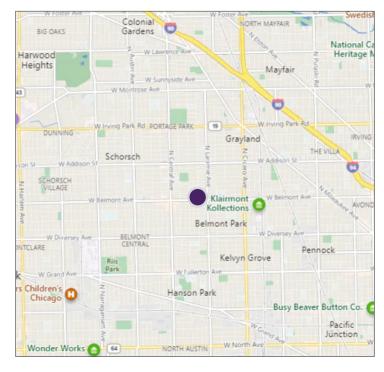
- 1,961 SF retail/office storefront
- Situated on busy Belmont Avenue
- Property features 2 offices, 2 bathrooms, space for a kitchen and storage space
- Maintained building with new windows and security fence
- Pedestal signage
- Good opportunity for user or investor
- Nearby businesses include Dollar Tree, Subway, Dunkin', Tony's Fresh Market, Taco Bell, PNC Bank and more
- Land Area: 3,283 SF
- Traffic Count: 15,701 vehicles daily
- Zoning: B-31
- Taxes (2021): \$9,801.84

Property Overview

A 1,961 square foot retail/office storefront is available for sale. Situated in a great location, this brick building is well-maintained and sits on a 3,283 square foot lot. This property is vacant and features 2 offices, two bathrooms, space for a small kitchen and storage space. Improvements to the property includes new windows and a newly installed security fence. There is pedestal signage for added visibility.

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	56,298	405,569	929,862
Households	16,264	130,609	336,708
Median Income	\$61,758	\$64,039	\$72,818



Daniel J. Hyman

President | 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 with drawal 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 notional is in ordering as a broker in any member.