

5638-5640 N. Western Ave., Chicago, IL

Price Reduced



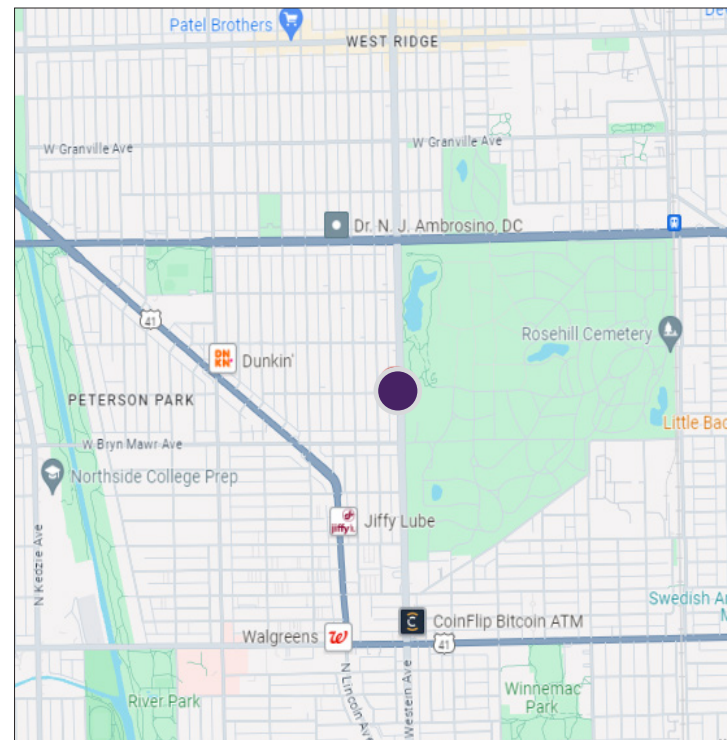
## Property Highlights

- 2-story mixed-use building
  - Former veterinarian facility on first floor and lower level
  - Two apartments on second floor
- Can be fully redeveloped for residential
- Two-car garage plus adjoining lot
- Excellent location on busy Western Avenue
- Great opportunity for user or investor
- Nearby businesses: Walgreen's, Dunkin', Jiffy Lube, Dollar Tree and many shops and restaurants
- Traffic count: 24,227 vehicles daily
- Land area: 5,500 SF
- Zoning: C1-2
- Taxes (2023): \$6,690.37

## Property Overview

A mixed-use property located in the Arcadia Terrace neighborhood is available for sale. This two-story property consists of a office space on the first floor and lower level and two apartments on the second floor. Situated on heavily-trafficked stretch of Western Avenue, this is a great opportunity for a user or investor. The parcel could be fully redeveloped for residential development with potential for development of five residential units and commercial space.

West Edgewater 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	54,635	456,237	926,549
Households	20,156	189,667	385,400
Median Income	\$63,407	\$67,957	\$78,565

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