

7416 N. Rogers Ave., Chicago, IL

\$799,000



Property Highlights

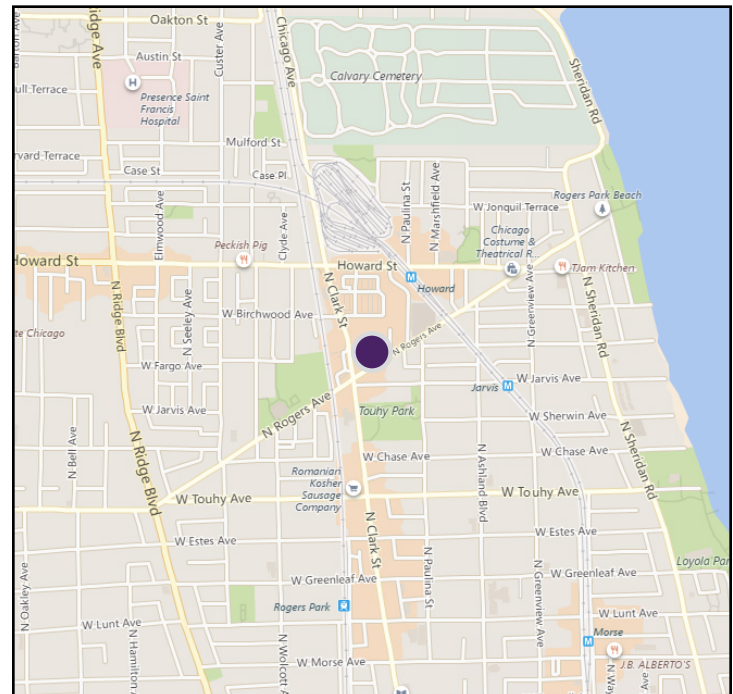
- 6,060 SF multi-family building
- 100% leased 6 unit building
- All large 2 bed, 1 bath apartments
- Kitchens & baths updated in 2018
- Porches, tuckpointing, plumbing, electric updated in 2015
- Handyman suite and office located in basement
- Potential to add units or storage
- Includes on-site laundry
- Close to Red Line and shopping
- Pro Forma NOI: \$53,078
- Land Area: 2,006 SF
- Zoning: B3-3
- Taxes (2017): \$8,222

Property Overview

A 6,060 square foot apartment building in Rogers Park in Chicago is available for sale. The building features six large 2 bedroom units, each with a kitchen and bathroom updated in 2018. The property also includes a handyman unit and office in the basement, with potential to add value by converting these into additional apartments or storage space. The building has strong in-place income with potential to add value.

Rogers Park is a neighborhood on Chicago's far north side on the border with Evanston. This building is close to the CTA red Line, Jewel, Walgreens as well as the restaurants and shopping on Howard.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	68,101	295,887	618,507
Growth 2018-2023	0.84%	(0.01%)	(0.54%)
Households	28,833	121,703	256,244
Average Income	\$64,423	\$75,963	\$87,987



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