

1743 W. North Ave., Chicago, IL

\$1,875,000



Property Highlights

- 5,000 SF mixed-use building
 - Three 2-bed, 2-bath apartment
 - 1,250 SF retail storefront
- Fully leased building
- Condo-quality apartments with hardwood floors, stainless steel appliances, fireplace, in-unit W/D
- Individually metered units
- Pro Forma Income: \$136,800
- Pro Forma NOI: \$116,584
- On-site parking for tenants
- Land Area: 2,400 SF
- Zoning: C1-3
- Taxes (2023): \$12,933.28

Property Overview

A fully leased four unit mixed-use building in the heart of the Wicker Park/Bucktown area is available for sale. The building features three condo-quality apartments, each with 2 beds and 2 baths. The apartments feature hardwood floors throughout, stainless steel appliances, a fireplace, and in-unit laundry. The 1,250 square foot storefront is leased to a nail salon. Each of the units is individually metered, with low owner expenses.

Wicker Park and Bucktown are two of the most desirable neighborhoods in Chicago for businesses and residents alike. The six-way corner of Damen, Milwaukee and North with attracts local and national businesses such as Walgreens, The Robey hotel, Urban Outfitters, Piece, Furious Spoon, Big Star, and Toms.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	49,582	559,990	1,137,847
Households	23,012	274,302	500,500
Median Income	\$104,603	\$85,479	\$70,593

Income	Pro Forma
Apartment 1	\$2,700
Apartment 2	\$2,600
Apartment 3	\$2,600
Retail Storefront	\$3,500
Monthly Income	\$11,400
Annual Income	\$136,800
Expenses	
Real Estate Taxes	\$(14,816)
Insurance	\$(3,200)
Water	\$(1,900)
Common Area Utility	\$(300)
Total Expenses	\$(20,216)
Net Operating Income	\$116,584

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