

4235 W. 26th St., Chicago, IL

**\$450,000**



## Property Highlights

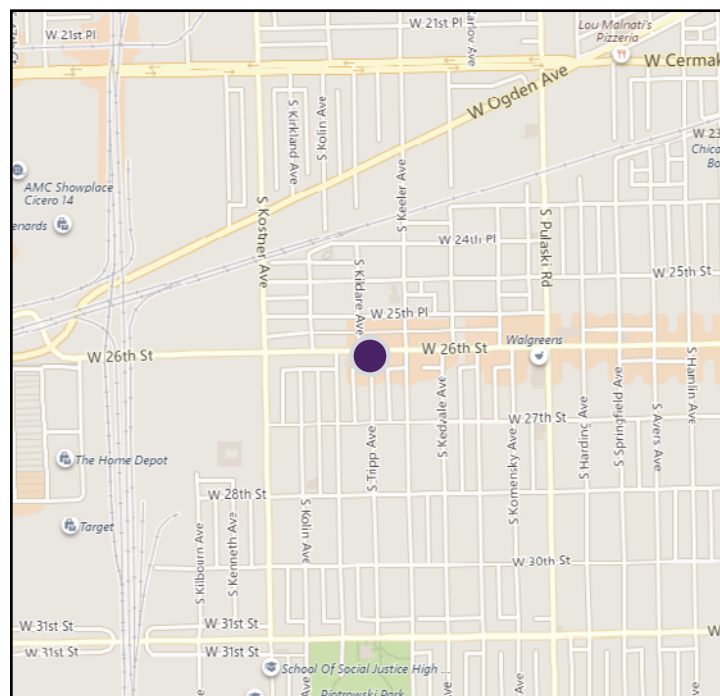
- 8,124 SF mixed-use building
- Unit Mix:
  - Retail corner storefront
  - Six 2-bedroom apartments
  - Two 3-bedroom apartments
- Potential to add value
- Est. Gross Income: \$69,000
- Est. NOI: \$44,738
- Many long-term tenants in place
- Close to McDonald's, Zapata Academy, Corkery Elementary
- Land Area: 3,137 SF
- Zoning: B3-1
- Taxes (2017): \$9,102

**Part of a 26th St. Portfolio**

## Property Overview

Near Kostner Ave., an 8,124 square foot mixed-use building is available for sale. The building features a total of eight 2- and 3-bedroom apartments plus a commercial storefront. The building has many long-term tenants in place with potential to add value through leasing. The building is close to Zapata Academy, Corkery Elementary School and McDonald's. This building is also available as part of a mixed-use portfolio with 3943-45 W. 26th St. and 3614-16 W. 26th St.

Little Village is a neighborhood on the southwest side of Chicago with a strong Hispanic and Mexican community. 26th Street is a major thoroughfare for the neighborhood with a significant number of shops, restaurants and businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	44,169	323,561	885,037
Households	11,386	87,940	280,612
Average Income	\$44,875	\$50,014	\$66,747

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