

5349-53 W. Belmont Ave., Chicago, IL

**\$649,000**



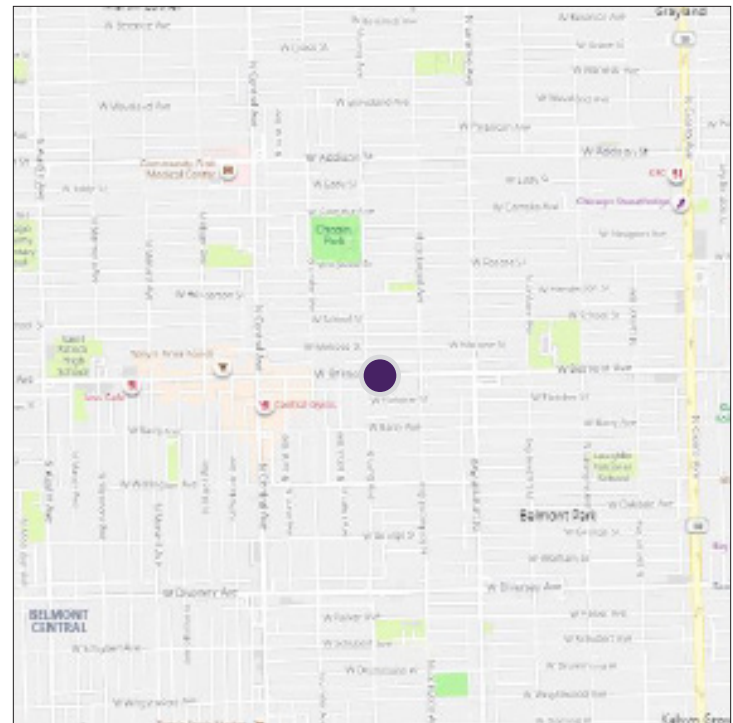
## Property Highlights

- 4,892 SF retail property
  - Fully leased neighborhood retail with strong tenant base
  - Strong cash flow, projected NOI over \$94,000
- Just east of the intersection at Belmont and Long Avenues
- Ample parking in rear
- Excellent visibility
- Land Area: 10,019 SF
- Traffic Count: 15,701 vehicles daily
- Nearby businesses include XSport Fitness, Tony's Fresh Market Walgreens, Subway, T-mobile, several shops and restaurants
- Zoning: B3-1
- Real estate taxes (2023): \$21,720.17

## Property Overview

Well-located on Belmont Avenue just east of Long Avenue, this 4,892 SF single-story retail property is available for sale. The building is comprised of five retail storefronts, two have been recently combined. The facade has been recently updated with new windows that provide excellent visibility and curb appeal.

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	56,203	401,066	918,611
Households	16,175	129,340	331,507
Median Income	\$62,346	\$64,027	\$72,082

**Susan B. Silver**  
Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

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