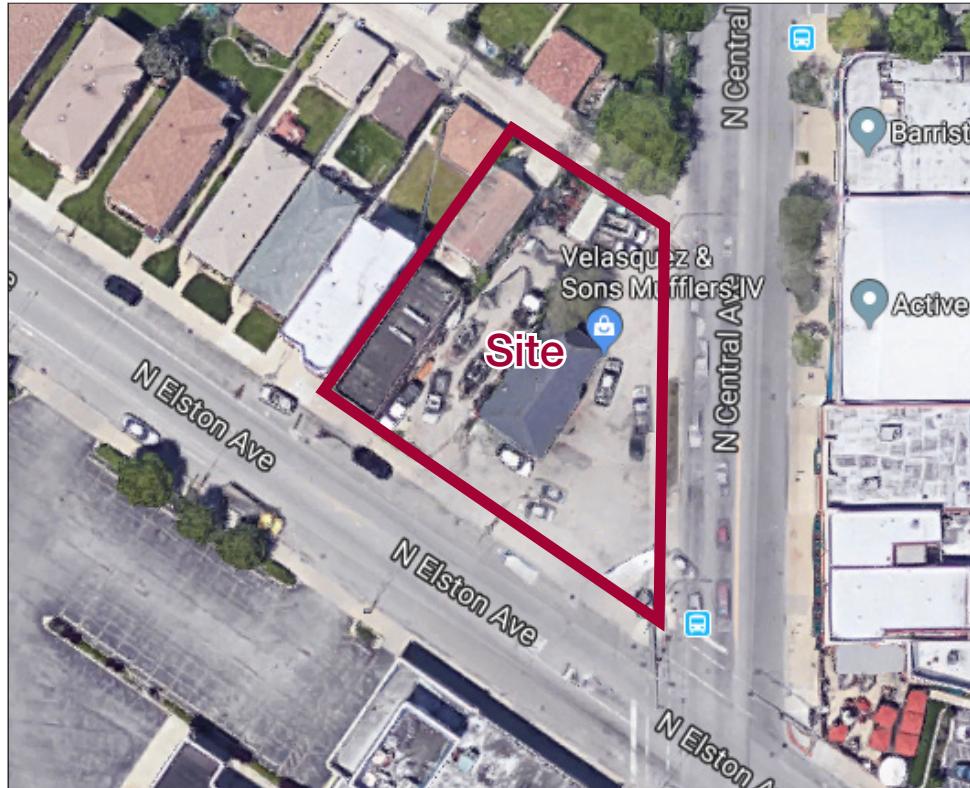


5703-17 N. Elston Ave., Chicago, IL

**\$1,200,000**



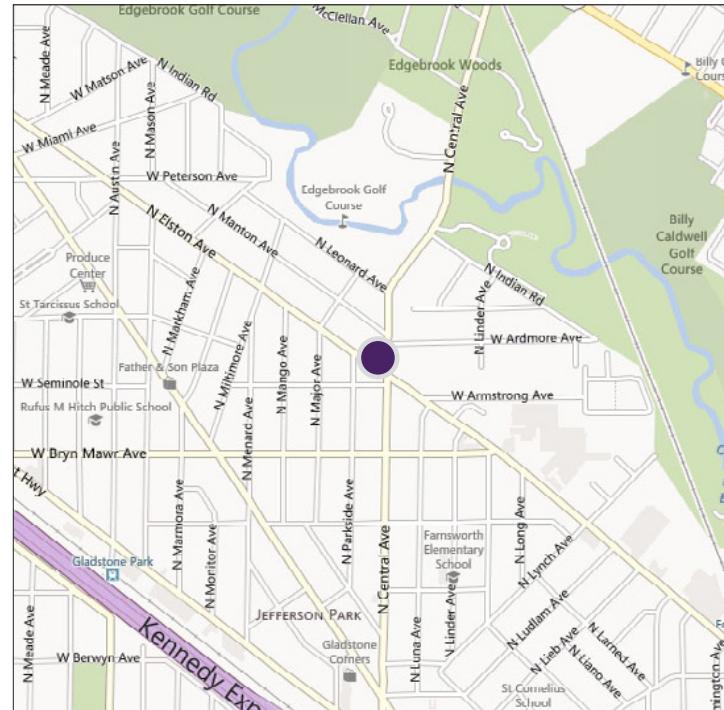
### Property Highlights

- 14,705 SF redevelopment site
  - 5703: 1,140 SF auto repair shop
  - 5713: 3,125 SF lot
  - 5717: 1,200 SF commercial building
- Auto repair shop is improved with two service bays and office/waiting area
- Leased for \$4,592/mo MTM
- Heavily-trafficked corner at Central and Elston, each w/frontage of 150'
- Potential to develop mixed-use with retail and apartments or multi-tenant commercial property
- Perfect development opportunity
- Dense urban population with strong demographics
- Prime Jefferson Park location
- Traffic Count: 21,288 vehicles daily
- Zoning: B3-1
- Total Taxes (2024): \$24,142.15

### Property Overview

A 14,705 square foot corner redevelopment site in Jefferson Park is available for sale. Currently, the site is improved with a muffler/auto-repair shop, a commercial storefront with a 750 square foot garage and a fenced area for outdoor storage. The property can potentially be redeveloped as a mixed-use building with retail and apartments or as a multi-tenant commercial building.

The location benefits from the easy access to I-90, the Jefferson Park Transit Center and excellent visibility. The neighborhood features several commercial corridors including along Elston Ave., Milwaukee Ave. and Northwest Highway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	21,915	235,425	761,176
Households	8,316	85,832	269,557
Median Income	\$91,101	\$79,905	\$72,817

**Daniel J. Hyman**  
President and Managing Broker  
(312) 338 - 3003  
dhymen@mpirealestate.com

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

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.