

# MILLENNIUM PROPERTIES R/E

## For Sale: 8,600 SF Retail/Office with 75' of Frontage on Montrose

5844-48 W. Montrose Ave., Chicago, IL

**\$850,000**



### Property Highlights

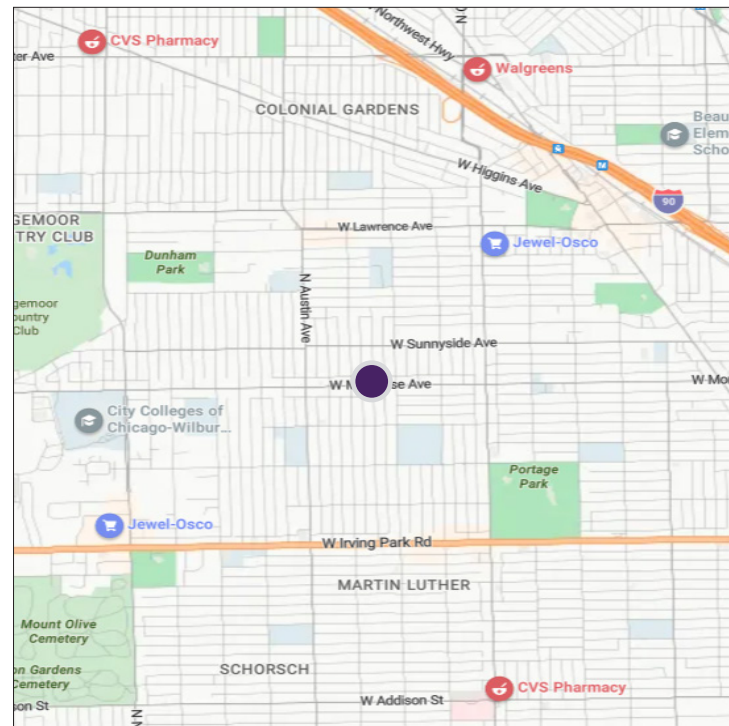
- 8,600 SF building plus basement
  - Four individual units
  - West unit is newly built-out for a restaurant, commissary or catering
  - Middle unit is a dance studio
  - East unit is a newly built-out office space
  - Rear middle unit is used for storage
- Two, commercial garage doors
- In-place income
- High ceiling heights
- Easy access to expressway and public transportation
- Nearby attractions: Jewel-Osco, CVS, Walgreen's, Mariano's, Kohl's Best Buy, Joann Fabric & Crafts, Pete's Fresh Market, and several restaurants and retail store and offices
- Land area: 9,375 SF
- Traffic count: 16,007 vehicles daily
- Zoning: B3-1
- Real Estate Taxes (2024): \$18,705.73

### Property Overview

Available for sale is a newly updated property that was originally three buildings and have been combined in a single structure comprised of four separate units. Situated on Montrose, this single-story building is fully leased to a restaurant, dance studio, storage unit and office space. This turnkey opportunity offers excellent frontage, close proximity to I-90/94, Metra and CTA Blue Line train stations.

This property is nestled within Portage Park, a quintessential Chicago neighborhood that effortlessly blends urban convenience with the charm of a close-knit community.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	40,608	325,577	825,061
Households	14,927	110,381	288,054
Median Income	\$76,769	\$76,526	\$75,526



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

**Sean Wagner**  
Asset Management  
(312) 338 - 3014  
seanw@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.