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

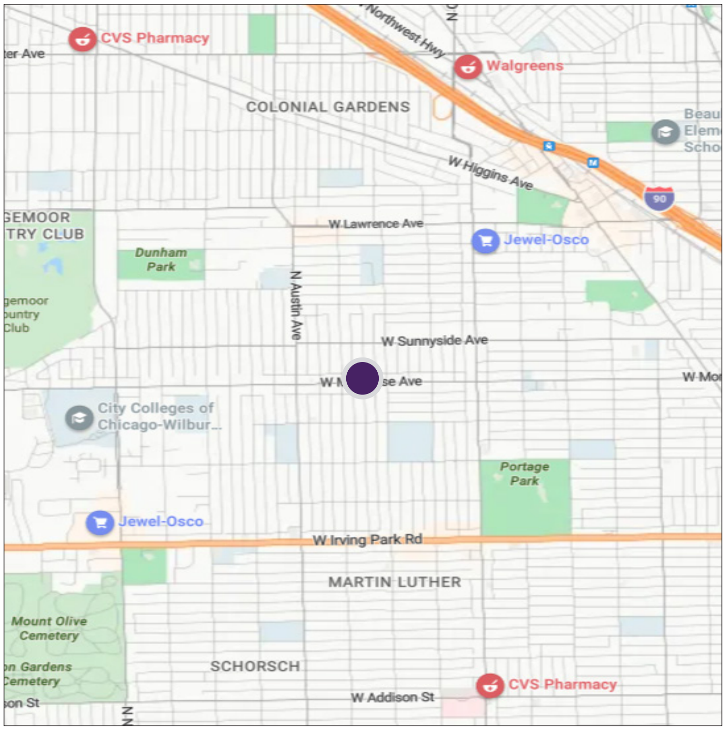
- 8,600 SF building plus basement
  - Four individual units
  - West unit is newly built-out for a restaurant, commissary or catering
  - Middle unit is a dance studio
  - East unit is a newly built-out office space
  - Rear middle unit is used for storage
- Two, commercial garage doors
- In-place income
- 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 (2023) - $17,934.29

## 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 |





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