

# 2635-37 W Peterson

# Arcadia Terrace

Chicago, IL 60659

## For Sale

9-Unit Mixed Use Brick Building on the Corner of Peterson & Talman



Approx 10,234 Sq Ft building consisting of 6 apartments and  
3 retail storefronts

# Property Highlights

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### DEMOGRAPHICS (2012 Estimates)

	1 Mile	3 Mile
Population	58,764	440,286
Households	20,148	183,698
Average Income	\$59,966	\$68,358

Price: \$725,000  
Listing Type: For Sale  
Property Type: Mixed Use  
Taxes: \$15,307.99 (2012)  
PIN #(s): 13-01-402-008-0000  
Size: 7,173 Sq Ft (Land)  
Building Size: 10,234 Sq Ft  
Lot Dimensions: 57.38' x 125'  
Zoning: B3-2  
Parking: Two separate 2-car garages

#### Highlights:

- Brick Corner building – Excellent value-add investment opportunity
- Approx 10,234 Sq Ft building consisting of 6 apartments and 3 retail storefronts

#### Unit Mix:

- 2635-1 Corner Commercial Retail – existing Printing store – vacant
- 2635-1/2 Inline Commercial Retail (Peterson frontage) – vacant
- 2637-1 Inline Commercial Retail (Peterson frontage) – vacant
- 2635 – Apt 2 – 2 bed / 1 bath Residential Apartment with living room & dining room – vacant
- 2637 – Apt 2 - 2 bed / 1 bath Residential Apartment with living room & dining room - Tenant current on month-to-month lease: rent is \$800 / month
- 5946 N Talman – Apt 1 – 1 bed / 1 bath Residential Apartment with living room & dining room – Tenant current on month-to-month lease : rent is \$714 / month
- 5946 N Talman – Apt 2 – 1 bed / 1 bath Residential Apartment with living room & dining room - vacant
- 5948 N Talman – Apt 1 – 2 bed / 1 bath Residential Apartment with living room no dining room - vacant
- 5948 N Talman – Apt 2 - 1 bed / 1 bath Residential Apartment with living room & dining room – vacant
- Lot size is 57.38 (Peterson) x 125 (Talman)
- Two separate 2-car garages
- Lender owned, sold as-is, where-is, no disclosures, no reps / warranties



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