

FOR SALE
HUMBOLDT PARK
MIXED-USE / RE-DEVELOPMENT
3705-13 W North Ave
Chicago, IL 60647



HIGHLIGHTS

Property Type: Mixed Use / Land
Taxes: \$29,724.85 (2018)
PIN #(s): 16-02-105-017-0000
16-02-105-016-0000
16-02-105-015-0000
Size: 9,535 Sq Ft (land)
Zoning: B3-1
Alderman: Maldonado

SNAPSHOT



- 9,353 Sq Ft of land (3 PINs) - excellent development or re-development opportunity
- \$6,600 / month gross income also provides healthy CAP rate (13.38%) for buy and hold investor looking for long-term play
- Ownership only pays taxes & water
- Bow truss building with skylights, two 12' drive in doors, 14' clearance & no columns
- Sold As-Is

TRANSIT



On CTA #72 North
Ave Route



0.4 miles to CTA #82
Kimball-Homan Bus Route



0.4 miles to CTA #53
Pulaski Bus Route

DEMOGRAPHICS



Population

1 Mile 54,559



Households

1 Mile 17,068



**Avg Household
Income**

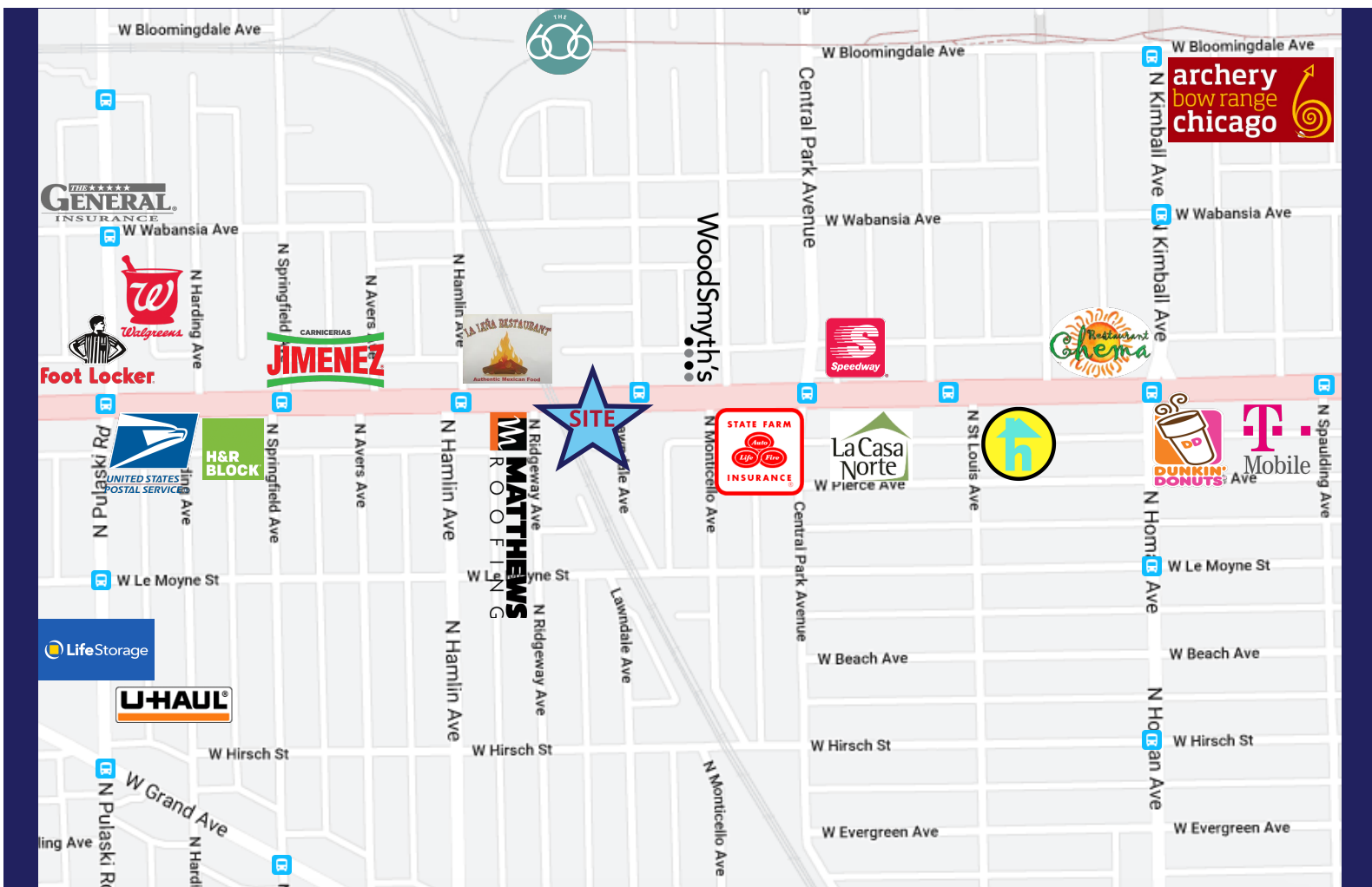
1 Mile \$56,982



Consumer Spending

1 Mile \$343,123

AREA MAP



TRAFFIC COUNT

W North Ave 17,874

UNIT MIX



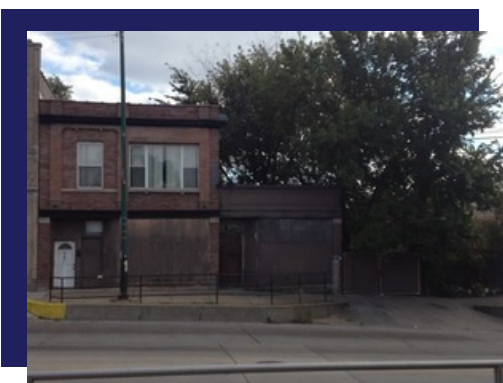
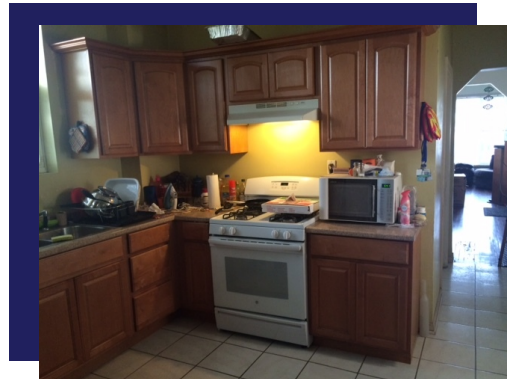
3705 W North Avenue:

- Approx 6,100 Sq Ft bowtruss auto shop (currently occupied by auto glass business, rent is \$4,900 / month gross; tenant has been there for 12 years and has 3 years left remaining on lease - tenant would be willing to sign a longer term lease if buyer desires or alternatively, property owner / Landlord has option to terminate lease with 1 year notice



3707-09 W North Avenue:

- Approx 1,000 Sq Ft 2nd floor apartment, rent is \$1,000 / month
- Approx 1,000 Sq Ft of vacant "retail" / industrial / storage space



3711-13 W North Avenue:

- Approx 300 Sq Ft vacant "retail" / industrial / storage / loft space
- Approx 500 Sq Ft garage, rent is \$700 / month (1-2 vehicle capacity), accessible via curb cut on North Avenue

