

FOR SALE

INVESTMENT OPPORTUNITY

1749 W Chicago Avenue, Chicago, IL 60622



MILLER
CHICAGO

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UKRAINIAN VILLAGE

1749 W Chicago Avenue
Chicago, IL 60622

PROPERTY HIGHLIGHTS



Site Details:

Property Type: Mixed Use
PIN #(s): 17-07-202-005-0000
Building Size: 7,071 Sq Ft
Lot Size: 3,025 Sq Ft
Zoning: B1-2
Alderman: Moreno
Parking Type: Garage

Highlights:

- Brick 5-unit investment opportunity on Chicago Avenue in the heart of Ukrainian Village, West Town's fastest growing enclave
- High-visibility location with over 17,300 vehicles per day and Walk Score of 96
- Located within 3 blocks of Yuzu Sushi & Robata Grill, Naty's Pizza, Koko's Mediterranean Grille, Whisk, McDonald's, PNC Bank, Walgreens, CrossFit CE, Cleos & Root's Handmade Pizza
- Needs work including updating of residential units, some structural work, tuck pointing / brick work, etc; Sold as-is
- 5-unit Mixed Use Building (4 legal residential dwelling units + 1 commercial) + full, unfinished basement and finished attic with large brick garage (fits 2 large trucks)

Unit Details:

5-unit Mixed Use Building (4 legal residential dwelling units + 1 commercial) + unfinished basement and finished attic with large brick garage (fits 2 large trucks)

- 1st Floor: Commercial space – vacant
- 2nd Floor: 2F – 2 bedroom – vacant, 2R – 2 bedroom \$650 / month – MTM lease
- 3rd Floor: 3F – 2 bedroom – vacant, 3R – 2 bedroom- \$650 / month – MTM lease
- 4th Floor: Attic – 2 bedroom – \$900 / month – MTM lease

Transportation:

- Steps from CTA #66 Chicago/Wood bus stop
- 0.3 miles to #50 Damen/Chicago bus stop
- 0.2 miles to #9 Ashland/Chicago bus stop

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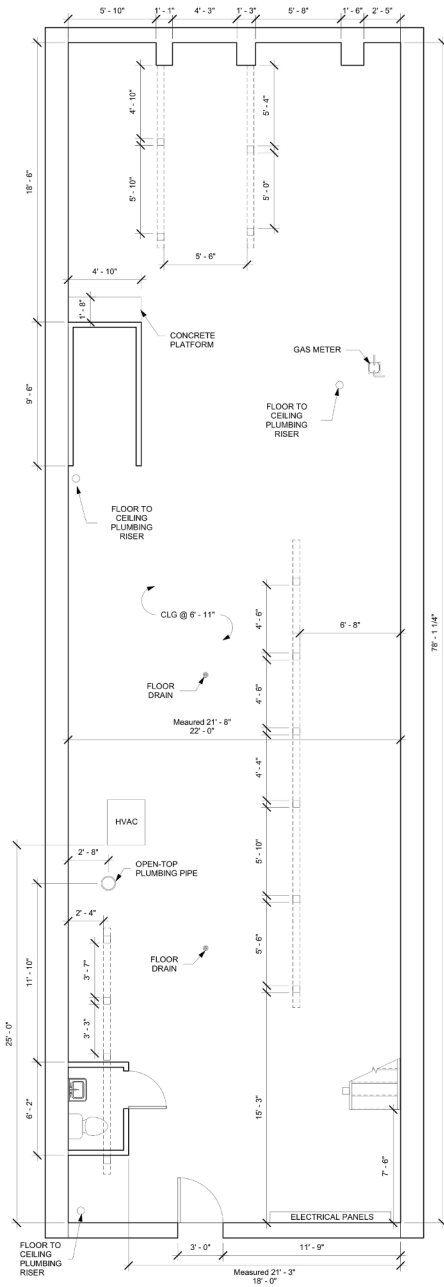
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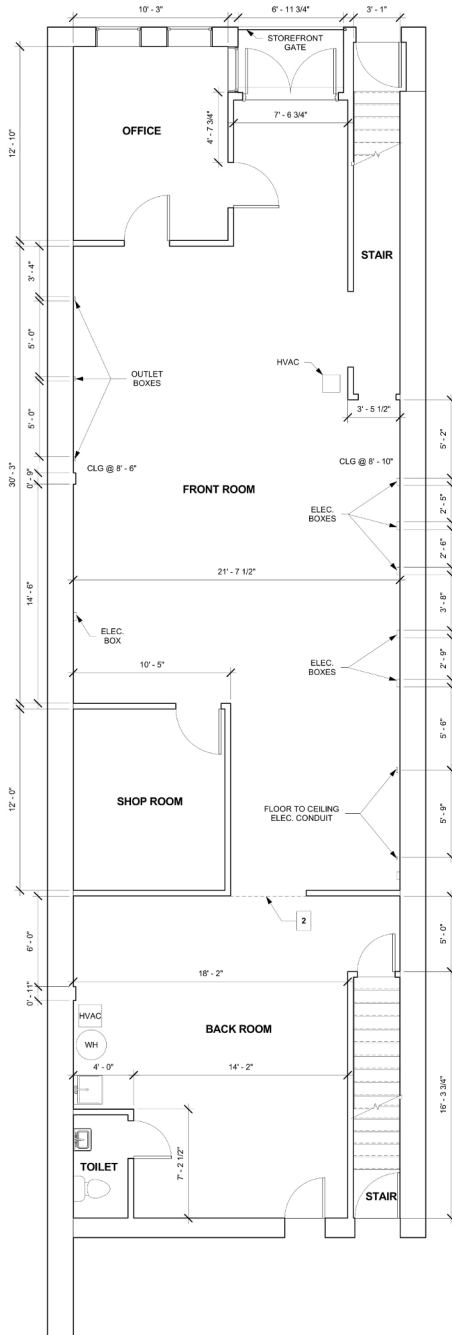
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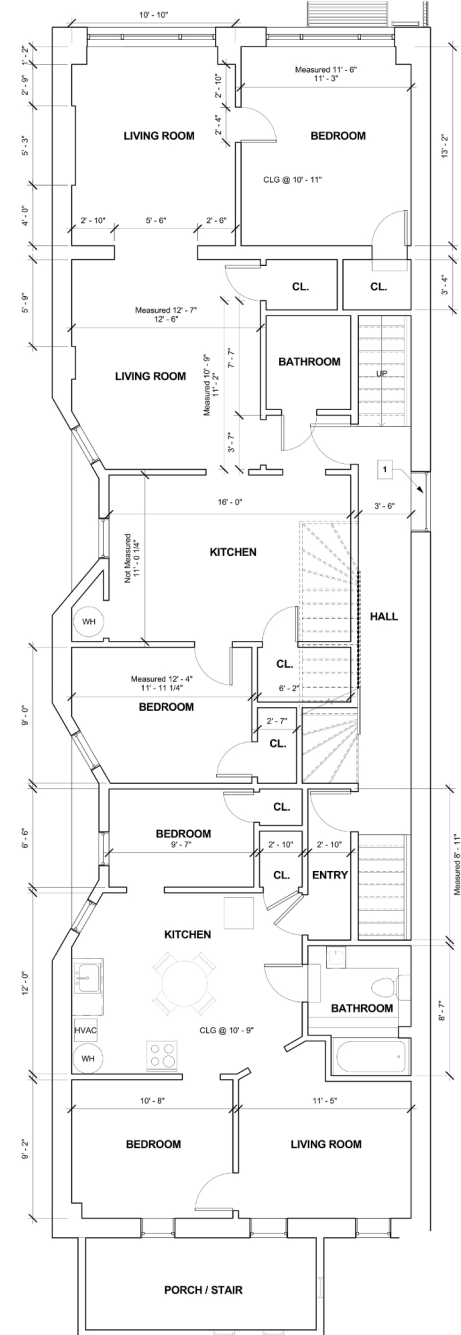
FLOOR PLAN



① Basement Existing Plan
1/4" = 1'-0"



② First Floor Existing Plan
1/4" = 1'-0"



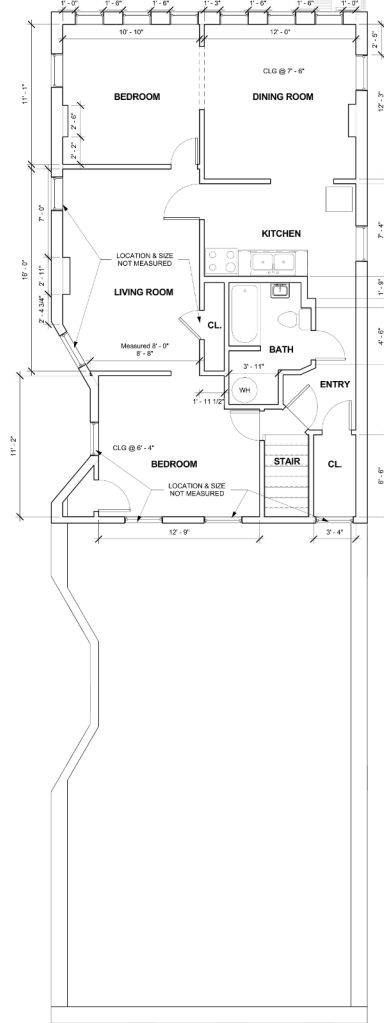
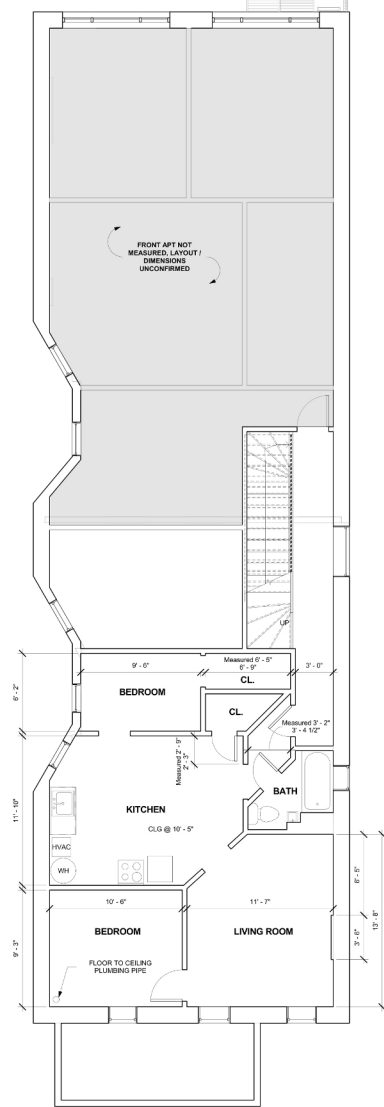
③ Second Floor Existing Plan
1/4" = 1'-0"

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FLOOR PLAN



Fourth Floor Existing Plan
1/4" = 1'-0"

