

# FOR SALE

## Humboldt Park

### Mixed-Use / Re-Development Opportunity

3705-13 W North Avenue, Chicago, IL 60647



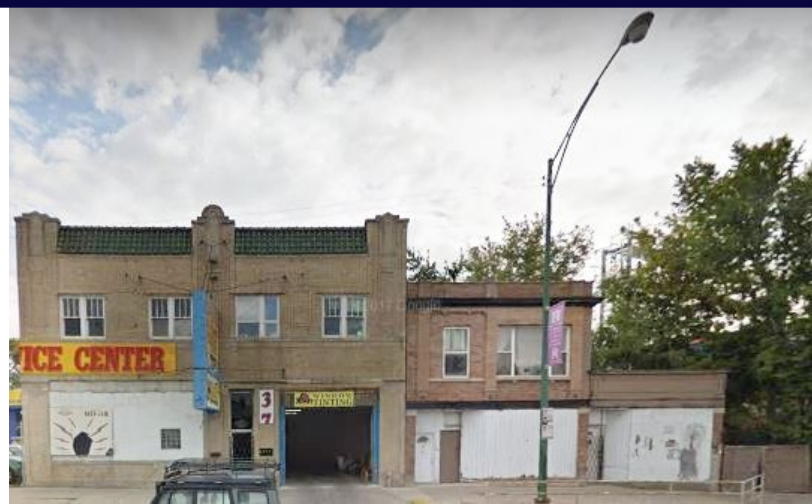


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## PROPERTY HIGHLIGHTS



### Site Details:

Listing Type: For Sale  
Property Type: Mixed Use / Land  
Size: 9,535 Sq Ft (Land)  
Zoning: B3-1  
Alderman: Maldonado



### Highlights:

- 9,535 Sq Ft of land (3 PINs); excellent development or re-development opportunity
- \$6,600 / month gross income also provides healthy CAP rate (almost 11%) for buy and hold investor looking for a long-term play on this up-and-coming neighborhood
- Ownership only pays taxes & water, perfect for an arm chair investment
- Bowtruss building with skylights, two 12' drive in doors, 14' clearance & no columns
- Just 2 blocks from Western Trailhead Garden, the west-end trailhead of The 606 Bloomingdale Trail

### 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 is on MTM lease but would be willing to sign a longer term lease if buyer desires)
  - Approx 1,000 Sq Ft 2nd floor (former apartment) currently being used by auto shop for storage
- 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" / storage space
- 3711-13 W North Avenue:
  - Approx 500 Sq Ft garage, rent is \$700 / month (1-2 vehicle capacity), accessible via curb cut on North



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## AREA MAP

