

Dunning - Chicago CORNER, MULTI-TENANT REDEVELOPMENT OPPORTUNITY NEAR THE O'HARE CORRIDOR

7053 W. Addison St.



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	16,515	150,748	382,652
2015 Female Population	16,959	157,216	398,458
2015 Total Population	33,474	307,964	781,110
2015 Total Households	11,766	107,835	272,387

Income

2015 Median Household Income	\$53,773	\$51,947	\$50,280
2015 Per Capita Income	\$24,192	\$24,623	\$25,723
2015 Average Household Income	\$68,664	\$69,966	\$73,203

Nearby Businesses

Joseph's Finest Meats
Jubilee Card & Gift
Hands on Thai & Sushi
Rising Stars Theater Company

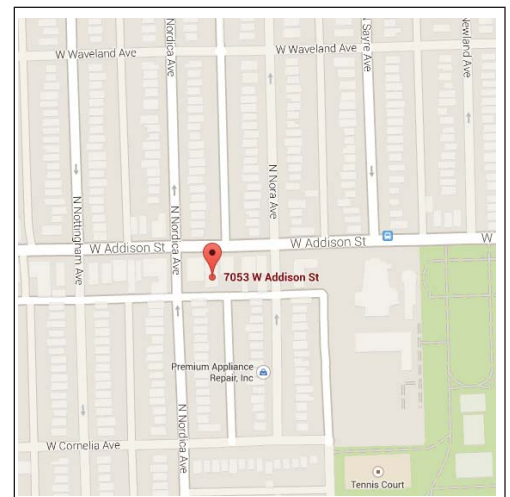
Highlights

Lender owned corner property for sale near the O'Hare Corridor. Former bakery has ovens walk-in cooler included in the sale price. Great redevelopment potential; could easily be converted for multi-tenant use. Property sold as is.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1.24.14

Map

Addison St. & Nordica St.



Dunning

Dunning is one of 77 officially designated community areas of Chicago, IL. The neighborhood is located on the Northwest side of the city and borders Norridge and Elmwood Park. Dunning is a family oriented area filled with many city workers, including police and firefighters. It is also home to Eli's Cheesecake Factory, as well as the Chicago-Read Mental Health center. According to a 2010 US Census, 1 in 3 people of Dunning are of Polish descent.

7053 W. Addison St. Chicago, IL 60634

Size	12,000 SF
Lot Size	13,750 SF (.32 Acres)
Parking	15 Spaces
Price	\$425,000 (Real Estate)

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Adam Salamon

312.575.0480 Ext. 16

Adam@kudangroup.com



LISTING INFO

Agent Responsible	Adam Salamon adam@kudangroup.com
Transaction Type	Real Estate Only
Type of Property	Commercial Building
Sale or Lease	Sale
Property Data	
Address	7053 W. Addison St.
City, Zip Code	Chicago, IL 60634
Area	Dunning
County	Cook
Sale Price	\$425,000 (Real Estate)
Taxes	\$60,643.57 – Taxes are currently being appealed and are likely to be reduced. Ask agent.
Building Type and Year Built	Brick 1954
Stories	One
Size	Approx. 12,000 Square Feet
Lot Size	13,750 Square Feet (.32 Acres)
Parking	15 Spaces
Zoning	Commercial B1-2
A/C & Heat	HVAC
Electric (amps)	Ample
Type of Basement	None
Ceiling Heights	Approx. 10 Feet
Ward	38 th Ward
Alderman – Name and Phone Number	Nicholas Sposato 773-283-3838
Nearby Businesses	Joseph's Finest Meats, Jubilee Card & Gift, Hands On Thai & Sushi, Rising Stars Theater Company, Polynesian Village Banquets
Property Description	Lender owned corner property for sale near the O'Hare Corridor. Former bakery has ovens/walk-in cooler included in the sale price. Great redevelopment potential; could easily be converted for multi-tenant use. Property sold as is.
Location Description	Dunning Dunning is one of 77 officially designated community areas of Chicago, IL. The neighborhood is located on the Northwest side of the city and borders Norridge and Elmwood Park. Dunning is a family oriented area filled with many city workers, including police and firefighters. It is also home to Eli's Cheesecake Factory, as well as the Chicago – Read Mental Health center. According to 2010 US Census, 1 in 3 people of Dunning are of Polish descent.
Cross Streets	Addison St. & Nordica St.