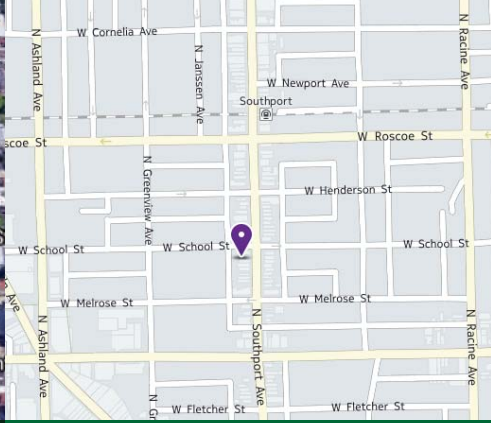
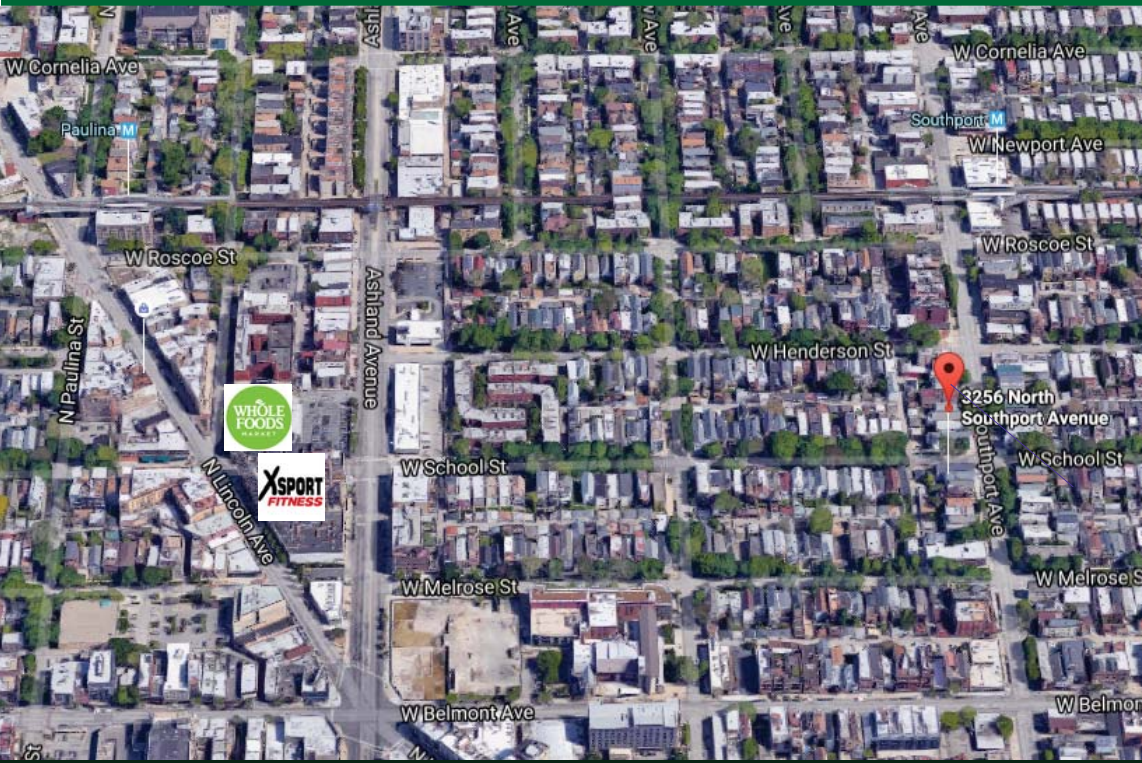




566 W. Lake St.  
Suite 320  
Chicago, IL 60661  
www.kudangroup.com

# DEVELOPMENT OPPORTUNITY

## 3256 N. Southport Ave. Chicago, IL 60657



**3256 N. Southport Ave. Chicago, IL 60657**

**LAKEVIEW**

### PROPERTY HIGHLIGHTS

2.5 story mixed-use building with two residential units and one retail unit. All Furniture, Fixtures and Equipment are included.

**Asking Price** \$1,500,000 (Real Estate)

**Zoning** B2-2

**Building Size** 2,991 SF

**Lot Size** 3,125 SF

**Lot Dimensions** 25x125

**Retail Unit** 1,300 SF

**Residential Units** (2) 2BED/1BA

Population Summary (2015)			
	1-Mi.	3-Mi.	5-Mi.
Total Population	80,211	485,324	1.06M
Daytime Population	65,036	405,755	1.58M
Total Households	65,036	405,755	1.58M

Income Summary (2015)			
	1-Mi.	3-Mi.	5-Mi.
Median Household Income	\$88,676	\$63,621	\$57,950
Per Capita Income	\$60,923	\$46,975	\$40,114
Average Household Income	\$124,646	\$95,817	\$88,410

LISTING INFO

Listing Agent	Jarrett Fradin <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>
Transaction Type	Real Estate Sale
Property Type	2.5 Story Mixed Use Property with Retail and Residential
	<b>Property Data</b>
Location Description	Southport Corridor
Neighborhood	Lakeview
Address	3256 N. Southport Ave.
City, Zip	Chicago, IL 60657
Business & Building Price	\$1,500,000 (Real Estate)
Property Tax	\$11,391(2015)
Building Size	~2,991 SF
Lot Size	~3,125 SF (25X125)
Retail Unit	+/-1,300SF
Zoning	B2-2
Large Backyard/ Parking Space	+/- 1,600 SF
Total Opportunity	First Floor Retail with 2 (2 Bedroom, 1 Bath Units) Full Backyard
Residential Units	(2) 2 Bedroom, 1 Bath
Electrical Service	Gas Forced Heat, Central Air to All Units
Roof	Rubber membrane
AC	Central
Showings	24 hours notice - Listing agent must accompany.
Alderman/Ward	Tom Tunney/ Ward 44
Nearby Retailers	Coda Di Volpe, Crosby's Kitchen, Southport Lanes and Billards, Corridor Brewery and Provisions, Rise Sushi, Starbucks
Property Description	2.5 Story mixed-use building for sale. Two residential (2 bedroom, 1 bathroom) units and one retail unit. Full backyard with parking included. Zoned B2-2. Ideal for development or expansion.
Location Description	Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lakeview is unofficially divided into smaller neighborhood enclaves; Lakeview East, West Lakeview and Wrigleyville.
Cross Streets	Southport/School
	<b>Business Data</b>
FF&E Included in Price? Any exclusions?	ALL FF&E is included. Dishwasher/ Ice Machine Monthly Lease

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