

# Bucktown - Chicago COMMERCIAL CONDO ON HARD CORNER AVAILABLE FOR SALE

1611 N. Bell St., Unit C, Chicago, IL 60647



## Bucktown

Bucktown is a neighborhood located in the east of the Logan Square community area in Chicago, directly north of Wicker Park, and northwest of the Loop. Recent gentrification has transformed Bucktown from a former working-class residential neighborhood into a hip, urban area full of chic boutiques, galleries and restaurants. Carefully restored workers cottages and residences are now home to artists and young professionals attracted this vibrant area in close proximity to the Loop and easy access via the CTA Blue Line.

### 1611 N. Bell St. (Unit C) Chicago, IL 60647

|        |   |
|--------|---|
| Size   | 2,080 SF  |
| Zoning | B3-2  |
| Taxes  | \$11,127.71 (2016)  |
| Price  | \$624,900 (Real Estate with All FF&E) <b>PRICE REDUCED!</b><br>\$579,900 (Real Estate Only) |

For additional information or to schedule a showing contact:

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## Demographics

|                               | 1-mi.     | 3-mi.    | 5-mi.     |
|-------------------------------|-----------|----------|-----------|
| Population                    |           |          |           |
| 2015 Male Population          | 26,678    | 274,594  | 583,656   |
| 2015 Female Population        | 25,659    | 280,194  | 594,948   |
| 2015 Total Population         | 52,337    | 554,788  | 1,178,604 |
| 2015 Total Households         | 23,652    | 256,860  | 502,767   |
| Housing                       |           |          |           |
| 2015 Total Housing Units      | 24,730    | 270,216  | 528,671   |
| Income                        |           |          |           |
| 2015 Median Household Income  | \$77,431  | \$63,799 | \$55,660  |
| 2015 Per Capita Income        | \$51,951  | \$45,711 | \$37,569  |
| 2015 Average Household Income | \$113,085 | \$97,009 | \$86,061  |

## Nearby Businesses

Oakmill Bakery & Cafe  
Gravity Studios  
Bake  
Runa Japanese

## Description

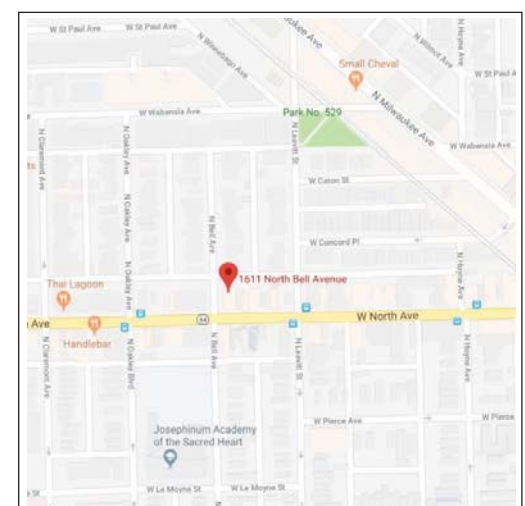
Commercial condominium on the hard corner of North Ave. and Bell St. with windows lining both streets. High ceilings and a North Ave. entrance. The space is currently occupied by a first class beauty salon. All of the FF&E from the business are included in the sale.

**Operating business. Do not disturb employees or management.**

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. 3-1-13

## Map

North Ave. & Bell St.



## LISTING INFO

|                                  |   |
|----------------------------------|---|
| Agent                            | Adam Salamon  |
| Transaction Type                 | Real Estate Only Sale   |
| Type of Property                 | Retail Condo with all FF&E  |
| <b>Property Data</b>             |   |
| Address                          | 1611 N. Bell St., Unit C  |
| City, Zip Code                   | Chicago, 60647  |
| Area                             | Bucktown  |
| County                           | Cook  |
| Sale Price                       | \$624,900 (Real Estate with All FF&E)<br><b>PRICE REDUCED!</b><br>- or -<br>\$579,900 (Real Estate Only)  |
| Taxes                            | \$11,127.71 (2016)  |
| Building Type and Year Built     | Brick   |
| Size                             | 2,080 SF  |
| Parking                          | Street  |
| Zoning                           | B3-2  |
| A/C & Heat                       | Central HVAC  |
| Electric (amps)                  | 200 Amps  |
| Ceiling Heights                  | 11'   |
| Ward                             | 32 <sup>nd</sup>  |
| Alderman – Name and Phone Number | Scott Waguespack<br>773-248-1330  |
| Nearby Businesses                | Oakmill Bakery & Café, Gravity Studios, Bake, Runa Japanese, Jay's Beef, A Fairytale Ballet   |
| Property Description             | Commercial condominium on the hard corner of North Ave. and Bell St. with windows lining both Streets. High ceilings and a North Ave. entrance. The space is currently occupied by a first class beauty salon and all of the FF&E from the business are included in the sale. <i>Operating business, please do not disturb employees.</i> |
| Cross Streets                    | North Ave. & Bell St.   |