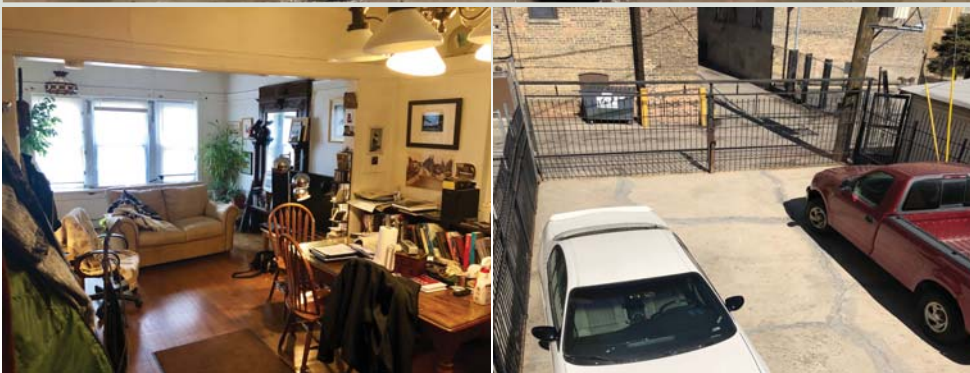


Hermosa- Chicago THREE STORY MIXED USE PROPERTY FOR SALE



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

4246 W. North Ave. Chicago, IL 60639



4246 W. North Ave. Chicago, IL 60639

Size (Approx.)	4,368 SF Building
	3,125 SF Lot
Asking Price	\$284,900 (Real Estate for Sale)

For additional information or to schedule a showing contact:
Adam Salamon
312.575.0480 Ext. 16
adam@kudangroup.com

Demographics

Population	Total
2016 Population	24,450
Total Households	6,982
Average Household Size	3.5
Median Household Income	\$39,289

Nearby Businesses

Wingstop
Checkers
McDonalds
Chicago Public Library
Baha Auto Sales
Lee's Garden Chinese

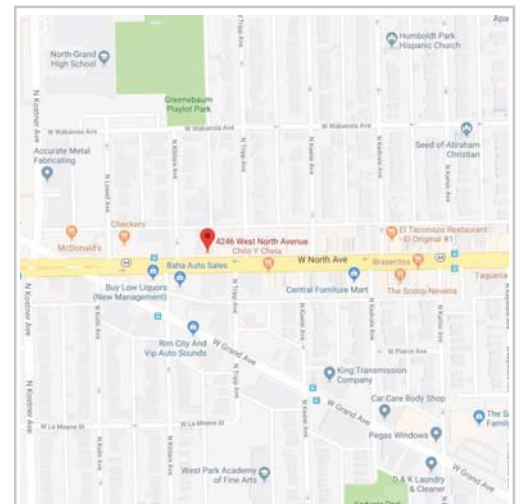
Description

Three story mixed-use property in the up and coming Hermosa neighborhood. Retail tenant pays \$900/Month. Two two-bedroom apartments above, tenant pays \$800/Month, the other unit is owner occupied. There is an additional one bedroom in the back that rents for \$500/Month. There is also a 4 car parking lot. Great investment property, or perfect for an owner/operator.

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. A126 09-01-2015

Map

North Ave. & Tripp Ave.



LISTING INFO

Agent	Adam Salamon
Transaction Type	Real Estate Sale
Type of Property	Mixed Use
Property Data	
Address	4246 W. North Ave.
City, Zip Code	Chicago, 60639
Area	Hermosa
County	Cook
Sale Price	\$284,900.00 (Real Estate for Sale)
Taxes	\$4,070.20 (2017)
Building Type and Year Built	Brick
Stories	Three
Size	4,368 SF Building
Lot Size	3,125 SF
Parking	4
Zoning	B1-1
A/C & Heat	Central HVAC
Type of Basement	Partial Basement
Ceiling Heights	10'
Ward	26th
Alderman – Name and Phone Number	Roberto Maldonado 773-395-0134
Nearby Businesses	Wingstop, Checkers, McDonalds, Chicago Public Library, Baha Auto Sales, Lee's Garden Chinese
Property Description	Three story mixed-use property in the up and coming Hermosa neighborhood. Retail tenant pays \$900/Month. Two two-bedroom apartments above, tenant pays \$800/Month, the other unit is owner occupied. There is an additional one bedroom in the back that rents for \$500/Month. There is also a 4 car parking lot. Great investment property, or perfect for an owner/operator.
Neighborhood Description	Hermosa is one of 77 designated Chicago community areas and is located on the northwest side of Chicago, IL. The Hermosa community area contains Kelvyn Park and Hermosa neighborhoods. The area includes the birthplace of Walt Disney and is the former headquarters of the Schwinn Bicycle Company. While being one of the smaller community areas, Hermosa is one of the city's most densely populated neighborhoods. This blue collar community has a sizable manufacturing base and great public transportation options. Source: wikipedia.org
Cross Streets	North Ave. & Tripp Ave.