

Logan Square - Chicago

THREE STORY MIXED USE BUILDING FOR SALE

2955 N. Milwaukee Ave. Chicago, IL



Logan Square

2955 N. Milwaukee Ave. presents an investor with the opportunity to acquire a recently renovated, mixed-use building located in Logan Square's rapidly developing commercial corridor. The Property is located at the intersection of Milwaukee and Central Park Avenues, steps from the Milwaukee #56 CTA bus stop. The Property is 0.4 miles south of the Belmont CTA Blue Line station and 0.6 miles northwest of the Logan Square CTA station, providing convenient transportation to Chicago's Loop and O'Hare International Airport.

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Size (Approx.)	5,610 SF Building on 3,098 SF Lot
Apartments	(Two) 3 Bedroom / 1 Bathroom
1st Floor Commercial Space	2,950 SF + Basement
Price	\$739,000 (Real Estate) PRICE REDUCED!

For additional information or to schedule a showing contact:

Brian Laskov

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Demographics

	.5 Mile	1 Mile	1.5 Miles
Population	25,064	70,681	148,343
Households	8,568	25,580	52,949
Avg HH Income	\$62,208	\$68,509	\$69,827
Daytime Population	15,860	50,297	105,411

Nearby Businesses

Mother Ruin	Kerelys Cuban Cafe
Moe's Tavern	Tacos Tequilas
Record Breakers	Podlasie Club
Sipping Turtle Cafe	ASPIRA Business

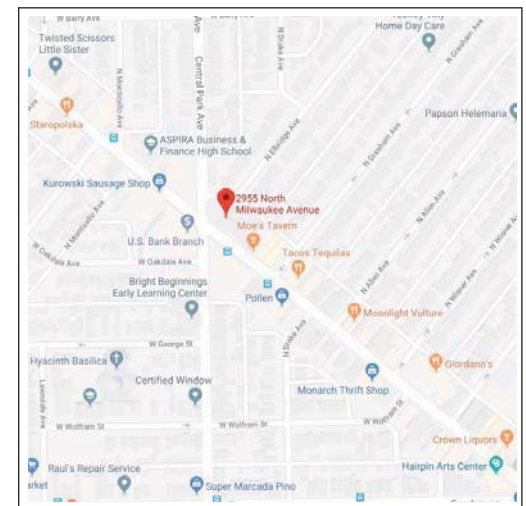
Description

3-unit, mixed-use building located in Chicago's hot Logan Square / Avondale neighborhood. Two (2) fully renovated 3Bd/1Ba apartments and 2,950 SF vacant, vanilla box commercial space with additional basement space. The apartments were completely renovated in 2014. The renovation includes new hardwood floors, new drywall, individual HVAC, stainless steel appliances, granite counters, updated bathrooms, and in-unit laundry. Additionally, the building has updated electric with in-unit breakers, copper plumbing, and a new roof installed in 2012. The retail space has new storefront windows, is vanilla boxed, and is ready to be leased.

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. 1024 7-29-2013

Map

SEC of Milwaukee Ave. & Central Park Ave.



LISTING INFO

Agent	Brian Laskov brian@kudangroup.com
Transaction Type	Commercial Real Estate for Sale
Type of Property	Three Unit Mixed Use Building with Restaurant and Two 3Bd/1Ba Apartments
Sale or Lease	For Sale
Property Data	
Address	2955 N Milwaukee
City, Zip Code	Chicago, IL 60618
Area	Logan Square / Avondale
County	Cook
Sale Price	\$739,000 (Real Estate) <i>Price Reduced!</i>
Taxes	\$8,465.54
Building Type and Year Built	1909 Completely renovated in 2014
Stories	3
Retail Space Size	2,950 SF 1 st floor plus basement
Building Size	5,610 SF
Lot Size	3,098 SF
Parking	Easy Street
Zoning	B2-2
A/C & Heat	Central HVAC
Electric (amps)	200-600 Amps
Type of Roof & Age	Flat
Basement	Yes
Ceiling Heights	12'
Ward	35
Alderman – Name and Phone Number	Carlos Ramirez-Rosa 773-887-3772
Nearby Businesses	Mother Ruin, Moe's Tavern, Record Breakers, Sipping Turtle Café, Kerelys Cuban Café, Tacos Tequilas, Podlasie Club, ASPIRA Business & Finance High School, Kurowski Sausage Shop, Giordano's, Dante's, Friendship Chinese, Gap, Foot Locker, MB Financial, US Bank
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<p>Location Description</p>	<p>2955 N. Milwaukee Ave. presents an investor with the opportunity to acquire a recently renovated, mixed-use building located in Logan Square's rapidly developing commercial corridor. The Property is located at the intersection of Milwaukee and Central Park Avenues, steps from the Milwaukee #56 CTA bus stop. The Property is 0.4 miles south of the Belmont CTA Blue Line station and 0.6 miles northwest of the Logan Square CTA station, providing convenient transportation to Chicago's Loop and O'Hare International Airport.</p>
<p>Cross Streets</p>	<p>Milwaukee Ave. and Central Park Ave.</p>