

# Belmont Cragin - Chicago RETAIL/COMMERCIAL PROPERTY FOR SALE

5055-59 W. Diversey Ave. Chicago, IL



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



## Belmont Cragin

Belmont Cragin is one of 77 officially designated Chicago community areas located on the Northwest Side of the City of Chicago, Illinois. It is located 8 miles NW of the Loop. Living in Belmont Cragin offers residents an urban & suburban mix feel and most residents own their homes. In Belmont Cragin there are a lot of bars, restaurants, coffee shops, and parks. Many families live in Belmont Cragin and residents tend to be liberal. Sources: Niche.com / Wikipedia.org

## 5055-59 W. Diversey Ave. Chicago, IL

Size (Approx.)	4,641 SF +/- Building
	6,384 SF +/- Lot
Parking	6 +/- Spaces
Price	\$629,900 (Real Estate)

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	34,838	211,508	488,703
2015 Female Population	34,403	218,869	509,609
2015 Total Population	69,241	430,377	998,312
2015 Total Daytime Pop.	53,476	354,174	867,828
<b>Housing</b>			
2015 Total Housing Units	21,614	158,688	396,692
<b>Income</b>			
2015 Median Household Income	\$43,686	\$46,428	\$50,080
2015 Per Capita Income	\$15,899	\$21,767	\$26,906
2015 Average Household Income	\$57,314	\$66,089	\$74,486

## Nearby Businesses

Señor Pan Cafe (Tenant)  
Alfonso's Fresh market  
Magic Glass Block Co.  
Zacatecas Restaurant

## Description

Great retail/commercial property for sale in the fast growing Belmont Cragin neighborhood. Strong anchor restaurant tenant with a new three-year lease paying \$2,000/Month, Gross.

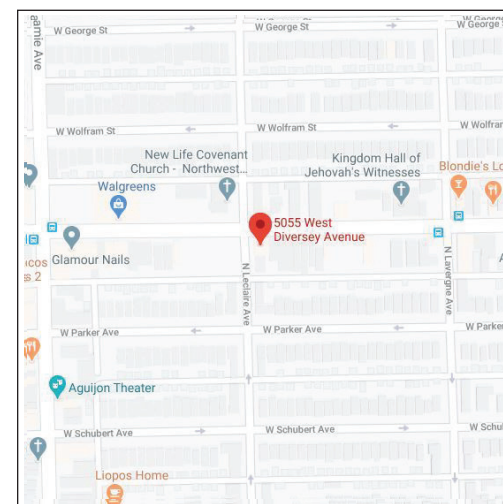
Building is currently divided into three sections: A fully equipped commercial kitchen/bakery (1,950/SF) with an adjacent storage area with both a large walk-in cooler and freezer (1,461/SF), and the corner restaurant space (1,050/SF).

Extensive FF&E included with the sale.

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. A110 9-26-2013

## Map

W. Diversey Ave. & Leclaire Ave.



## LISTING INFO

Agent(s) Responsible	Adam Salamon
Transaction Type	Real Estate
Type of Property	Retail/Commercial
Sale or Lease	Sale
<b>Property Data</b>	
Address	5055-59 W. Diversey Ave.
City, Zip Code	Chicago, 60639
Area	Belmont Cragin
County	Cook
Sale Price	\$629,900 (Real Estate)
Taxes	There are two PINs associated with this property: 13-28-401-052-0000 13-28-401-001-0000 Total Taxes: \$32,480.65 (2018)
Building Type and Year Built	Brick - 1956
Stories	Single
Lot Size	6,384/SF +/-
Building Size	4,461/SF +/-
Parking	6 +/-
Zoning	B1-1
A/C & Heat	Central HVAC
Electric (amps)	400 Amp x 2
Ceiling Heights	10'
Ward	31st
Alderman – Name and Phone Number	Felix Cardona, Jr. 773-824-2000
Nearby Businesses	Senor Pan Cafe (Tenant), Alfonso's Fresh Market, Zacatecas Restaurant, Magic Glass Block Co., Walgreens, Diversey Salon, La Michoacana Ice Cream Shop
Property Description	Great retail/commercial property for sale in the fast growing Belmont Cragin neighborhood. Strong anchor restaurant tenant with a new three-year lease paying \$2,000/Month, Gross. Building is currently divided into three sections: A fully equipped commercial kitchen/bakery (1,950/SF) with an adjacent storage area with both a large walk-in cooler and freezer (1,461/SF), and the corner restaurant space (1,050/SF). Lots of FF&E included with the sale.
Cross Streets	Diversey Ave. & Leclaire Ave.