

Ukrainian Village - Chicago

MIXED-USE INCOME PRODUCING PROPERTY FOR SALE ON CHICAGO AVENUE



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

1953 W. Chicago Ave., Chicago, IL



Ukrainian Village

Ukrainian Village is located on the west side of downtown Chicago. Its boundaries are Division St. to the north, Chicago Ave. to the south, Western Ave. to the west, and Damen Ave. to the east. It is one of the neighborhoods in the West Town community area. Ukrainian Village and East Village together make up the larger West Town community area, where quiet tree-lined streets and plentiful shopping and dining amenities. Ukrainian Village was named 2016 "Hottest Neighborhood in the US" by Redfin.

1953 W. Chicago Ave., Chicago, IL 60622

Size (Approx.) 2,360 SF (Bldg.) 2,952 SF (Lot)

Zoning B3-3

Asking Price \$699,000.00 (Real Estate)

For additional information or to schedule a showing contact:

Georg Simos

312-575-0480 Ext. 21

773-294-4065 (Cell)

Georg@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,779	240,586	534,560
2015 Female Population	23,501	248,347	539,6495
2015 Total Population	48,280	488,933	1,074,209
2015 Total Households	22,931	232,846	453,202

Income

2015 Median Household Income	\$71,109	\$65,867	\$54,831
2015 Per Capita Income	\$48,830	\$49,325	\$37,506
2015 Average Household Income	\$101,742	\$99,863	\$86,008

Nearby Businesses

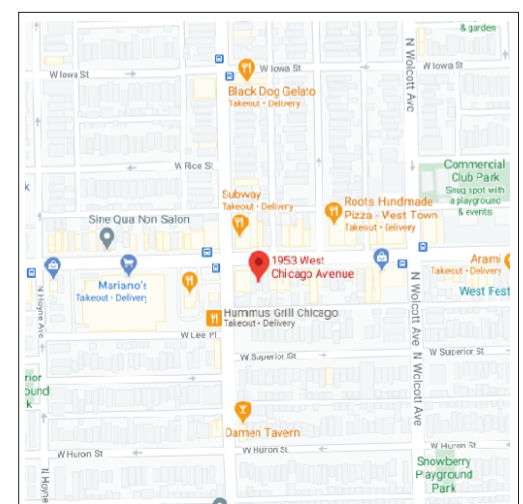
Roots Pizza Forbidden Root
West Town Bakery Chicago Avenue Salon
Mariano's
Sprout Home

Description

Mixed-use income producing property available on desirable Chicago Ave., in ever-expanding Ukrainian Village. Currently occupied commercial space has restaurant infrastructure from former tenant, allowing for additional uses. Features include tin ceiling in commercial space, a two car garage and back yard.

Map

On West Chicago Avenue, between North Damen Avenue and North Wolcott Avenue



DATA SHEET - 1953 W. CHICAGO AVE.

Transaction Type:	Real Estate Sale
Type of Property:	Mixed-Use two-Story Brick Building
Sale Price	\$699,000.00
Property Data	
Listing Agent/s	Georg Simos georg@kudangroup.com 312-575-0480 Ext. 21 773-294-4065 (Cell)
Address	1953 W. Chicago Ave.
City, Zip Code	Chicago, IL 60622
Area	Ukrainian Village/West Town
County	Cook
Rental Income	\$2,700/mo. Gross (1st Floor Retail) Second floor residence is owner occupied.
Operating Expenses	N/A
CAP Rate	N/A
Taxes	\$9,359.56 (2019)
Building Type and Year Built	Masonry Building, built 1917.
Stories	2
Bldg. Sq. Ft.	2,360 SF
Lot Size	2,952 SF
Commercial Unit	± 1,150 SF Unit is former restaurant space with black iron, but is currently a tattoo studio.
Residential Unit	2 bedroom + den with deck and large backyard. Owner occupied, but would rent for ± \$1,800/mo.
Parking	Detached Two Car Garage
Zoning	B3-3
Type of Roof & Age	Flat – Tar & Gravel
Type of Basement	No Basement
Ward	1 st Ward
Alderman	Daniel La Spata
Nearby Businesses	Roots Pizza, West Town Bakery, Mariano's, Sprout Home, Forbidden Root, Chicago Avenue Salon
Property Description	Mixed-use income producing property available on desirable Chicago Ave., in ever-expanding Ukrainian Village. Currently occupied commercial space has restaurant infrastructure from former tenant, allowing for additional uses. Features include tin ceiling in commercial space, a two car garage and back yard.
Location Description	Ukrainian Village Ukrainian Village is located on the west side of downtown Chicago. Its boundaries are Division St. to the north, Chicago Ave. to the south, Western Ave. to the west, and Damen Ave. to the east. It is one of the neighborhoods in the West Town community area. Ukrainian Village and East Village together make up the larger West Town community area, where quiet tree-lined streets and plentiful shopping and dining amenities. Ukrainian Village was named 2016 "Hottest Neighborhood in the US" by Redfin.
Cross Streets	Chicago Ave. and Damen Ave.

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