



**FOR SALE**  
**BELMONT CRAGIN**  
**MIXED USE BUILDING**  
6014 W Diversey Avenue  
Chicago, IL 60639



## **HIGHLIGHTS**

**Property Type:** Mixed Use  
**Taxes:** \$8,887.79 (2017)  
**PIN #(s):** 13-29-128-035-0000,  
13-29-128-036-0000  
**Building Size:** 10,740 Sq Ft  
**Lot Size:** 6,250  
**Zoning:** B3-1  
**Alderman:** Reboyras

## SNAPSHOT



- Two lots with Diversey Avenue frontage, just east of Central Avenue, in high-visibility location with traffic over 18,000 vehicles per day
- Commercial building (55' x 26') featuring 1st floor office and 2nd floor office to residential conversion unit (3-bedroom / 1-bathroom - tenant on MTM lease paying \$850 / month)
- 5-car garage (47' x 50') featuring front and rear access, 3 commercial overhead doors, storage room, 15' ceilings, and access to gated over sized driveway
- Owner occupied / managed

## TRANSIT



On CTA #76 Diversey Bus route



On CTA #91 Austin Bus route



1.4 miles to Galewood MD-W Metra station

**DEMOGRAPHICS**



**Population**  
1 Mile 51,057



**Households**  
1 Mile 14,359



**Avg Household Income**  
1 Mile \$67,768



**Consumer Spending**  
1 Mile \$346,016

**AREA MAP**



**TRAFFIC COUNT**

**W Diversey Ave 18,100**

# ADDITIONAL PHOTOS

