

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:

Adam Salamon

312.575.0480 ext. 16

adam@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
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
Housing			
2015 Total Housing Units	21,614	158,688	396,692
Income			
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.

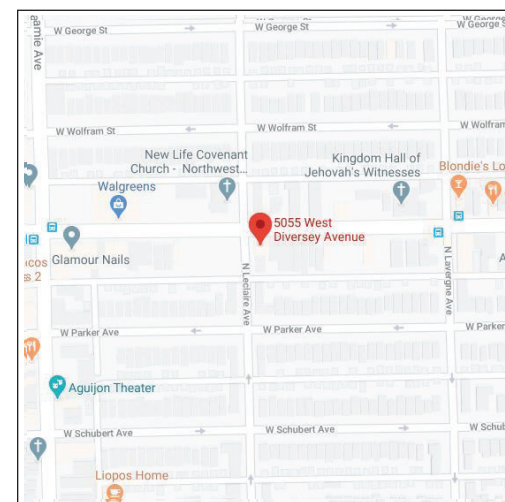
Building is currently divided into three sections: A fully equipped commercial kitchen/bakery (1,950/SF) with an adjacent storage area with both a large walk-in cooler and freezer (1,461/SF), and the corner restaurant space (1,050/SF).

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
Property Data	
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.