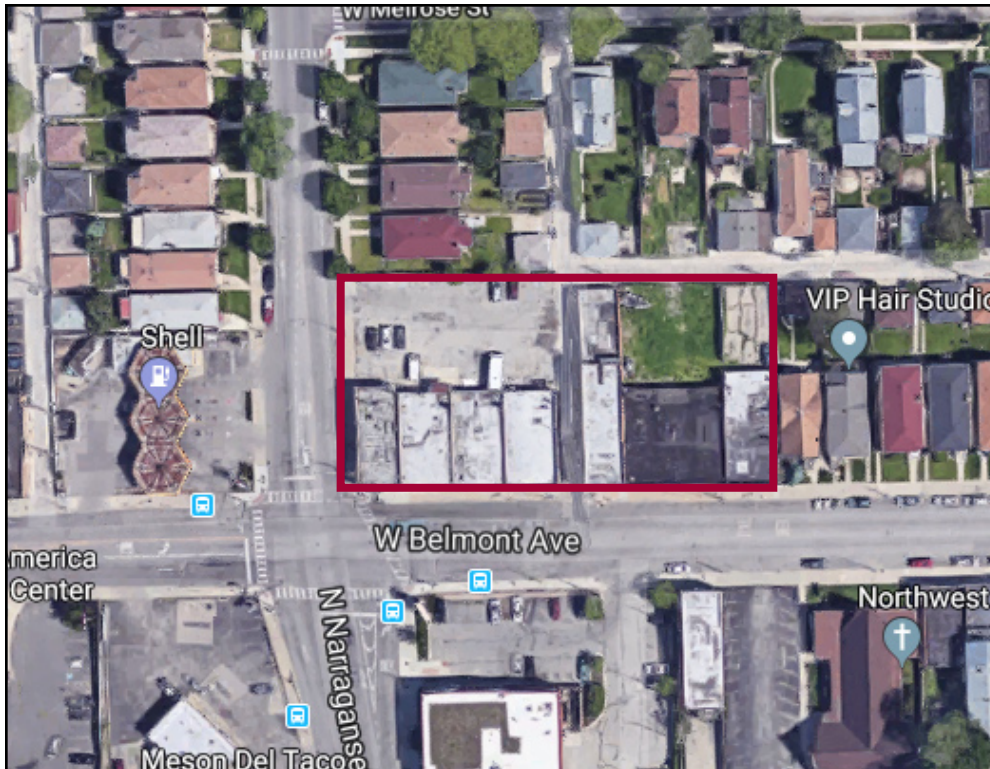


6336-60 W. Belmont Ave., Chicago, IL

\$1,250,000



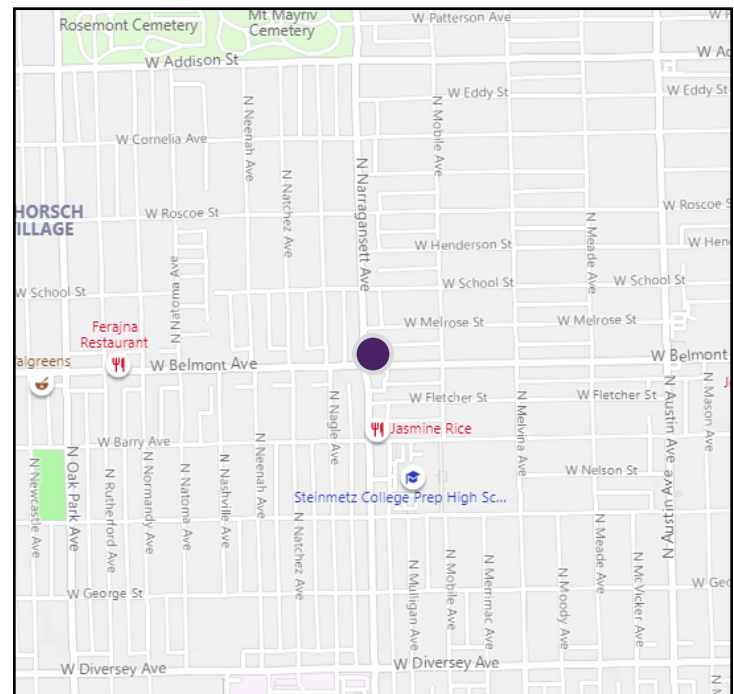
Property Highlights

- 32,240 SF development site
- Previous buildings demolished
- Hard corner site
- Potential to remove alley and increase size of site
- Potential for commercial use
- Build up to 81 apartments with ground floor commercial space
- All utilities available to the site
- Nearby businesses: Bank of America, medical offices, restaurants
- Maximum FAR: 3.0
- Zoning: B3-3
- Taxes (2018): \$38,195

Property Overview

At the northeast corner of Narragansett and Belmont, a 32,240 square foot redevelopment site is available for sale. The former buildings have been demolished from this hard corner site and there is the potential to remove an alley, increasing the site's size. The property can be developed for a variety of uses including retail, office or a mixed-use building with up to 81 apartments. All utilities are available to the site. This is a busy commercial corner with nearby businesses such as Bank of America, several medical offices and many restaurants.

The Montclare neighborhood on Chicago's west side is largely residential, with many of the area's commercial properties along major streets such as Belmont and Narragansett.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	44,186	337,117	831,799
Households	13,216	112,257	289,357
Median Income	\$63,071	\$60,962	\$60,489

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