

MILLENNIUM PROPERTIES R/E

Leased Car Dealership Available at 7.4% Cap Rate

2045-51 N. Cicero Ave., Chicago, IL

\$350,000



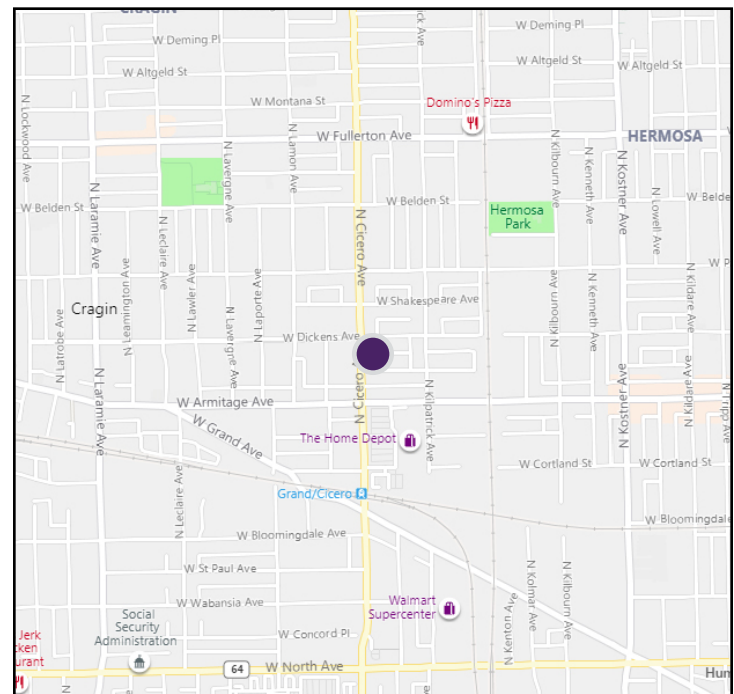
Property Highlights

- Leased car dealership on Cicero
- Includes 1,500 SF auto-repair shop and office
- Auto-repair shop has two bays
- Leased to One Stop Auto through March 2022
- Current Income: \$44,400
- Net Operating Income: \$26,015
- Owner pays taxes & insurance
- Highly visible with 87.5' of frontage
- Traffic Count: 29,400 cars daily
- Land Area: 10,500 SF
- Zoning: B3-1, part of Northwest Industrial Corridor TIF
- Taxes (2018): \$17,385

Property Overview

Close to Armitage and Cicero, a leased car dealership is available for sale. The dealership property is leased to One Stop Auto through March 2022. The 10,500 square foot lot features two buildings totaling 1,500 square feet, which are used as an office and a two bay repair shop. Highly visible on Cicero, the property has 87.5' of frontage which is passed by 29,400 cars daily. The property has strong income with low owner expenses at a 7.4% cap rate.

The Belmont Cragin community, on the northwest side of Chicago, has benefited from steady growth in population and renewed investment. Local residents enjoy great public transportation and ready access to the Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	48,560	419,793	1,054,453
Households	13,042	135,443	380,508
Median Income	\$40,358	\$48,183	\$61,012

Susan B. Silver
President
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

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