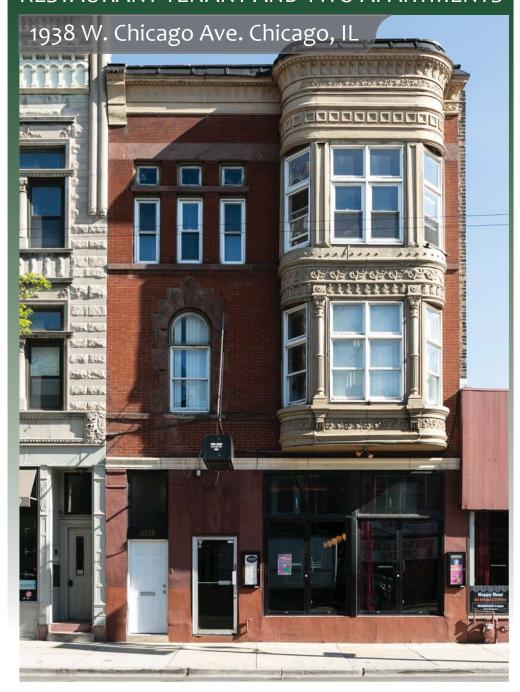
# West Town/Ukrainian Village - Chicago THREE STORY MIXED USE BUILDING WITH RESTAURANT TENANT AND TWO APARTMENTS



## 1938 W. Chicago Ave. Chicago, IL 60622

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Size (Approx.)	4,356 SF Building
Commercial Unit	1,700 SF + 1,300 SF Basement
Residential Units	One 3-bedroom/2-bathroom apartment
	One 3-bedroom/1-bathroom apartment
Price	\$1,195,000 (Real Estate for Sale)

For additional information or to schedule a showing contact:

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#### 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	\$101,742	\$99,863	\$86,008

#### **Nearby Businesses**

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

#### Description

Three story mixed-use brick building with restaurant tenant, two income generating apartments and newer four car tandem garage. Apartments feature in-unit washer & dryers, updated white appliances, hardwood floors, cherry kitchen cabinets and granite countertops. 1,700 SF commercial unit (plus basement) has been occupied by a restaurant tenant since 2006.

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. 10-12-2011-464

### Map Chicago & Winchester



# **LISTING INFO**

Г	<u>LISTING INFO</u>			
Agent	Georg Simos			
	georg@kudangroup.com			
Transaction Type	Real Estate for Sale			
Type of Property	Mixed Use 3 Story Brick Building			
Parcel ID	17-06-433-040-0000			
Property Data				
Address	1938 W. Chicago Ave.			
City, Zip Code	Chicago, IL 60622			
Area	Ukrainian Village / West Town			
County	Cook			
Sale Price	\$1,195,000 (Real Estate for Sale)			
Rental Income	\$111,612 + High Dive pays 1/3 of Taxes			
Operating Expenses	\$27,622 (Three Year Average)			
CAP Rate	7%			
Taxes	\$8,931 (2017)			
Building Type and Year Built	3 Story Mixed Use, Class C Building. Built 1911.			
Stories	3			
Bldg Sq Ft	4,356 SF			
Lot Size	25x126			
Commercial Unit	1,700 SF 1 <sup>st</sup> fl. 1,300 SF plus Basement			
Residential Units	3 bedroom 2 bath apartment			
	3 bedroom 1 bath apartment			
Washer & Dryer	In-Unit			
Parking	Four Car Tandem Garage			
Zoning	B4-2			
Type of Roof & Age	Flat			
Type of Basement	Full Basement			
Ward	1			
Alderman – Name and Phone	Joe Moreno (773) 278-0101			
Nearby Businesses	Roots Pizza, West Town Bakery, Mariano's, Sprout			
	Home, High Dive, Forbidden Root Brewery, Whisk,			
	Chicago Avenue Salon			
Property Description	Mixed use, 3-story building with restaurant tenant			
	(open since 2006) on first floor, two 3-bedroom			
	apartments upstairs, and a newer garage with 4			
	parking spots. The apartments feature in-unit			
	washers & dryers, updated white appliances,			
	hardwood floors throughout, cherry kitchen			
	cabinets and granite countertops.			
Location Description	Desirable Ukrainian Village / West Town location.			
	Named 2016 "Hottest Neighborhood in the US" by			
	Redfin. The subject property is just steps to CTA 50			
	and 66 bus stops.			
Cross Streets	Chicago and Damen			
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