

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

1938 W. Chicago Ave. Chicago, IL



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

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 Household Income	\$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



1938 W. Chicago Ave. Chicago, IL 60622

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:

Georg Simos

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LISTING INFO

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 st 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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