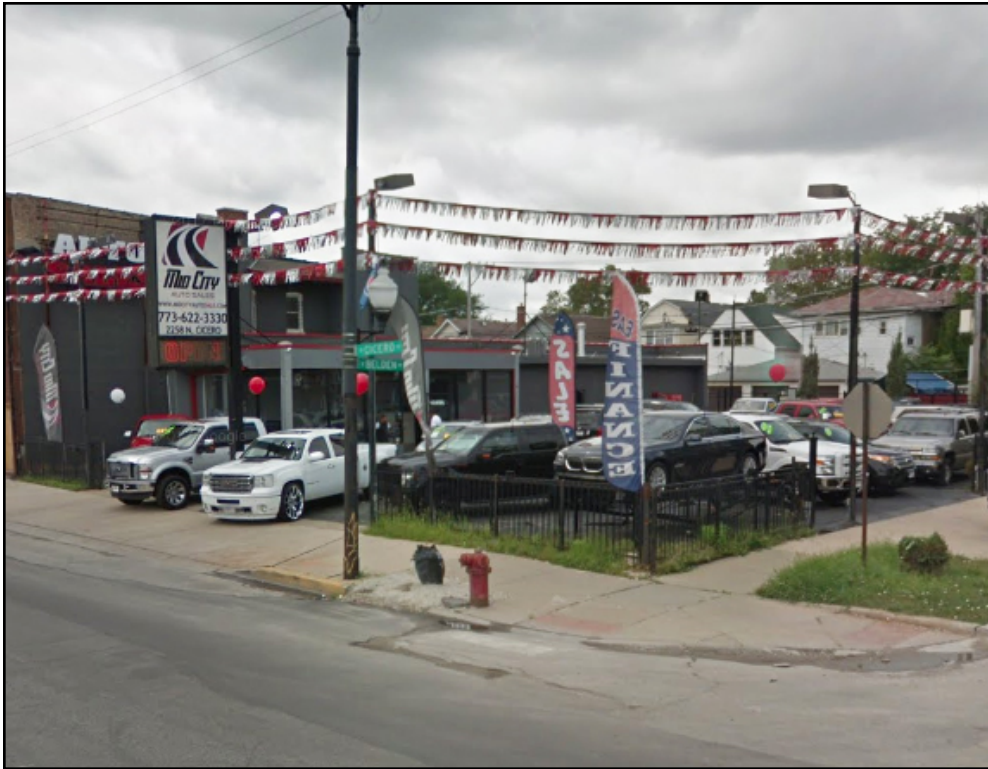


2252-58 N. Cicero Ave., Chicago, IL

**\$300,000**



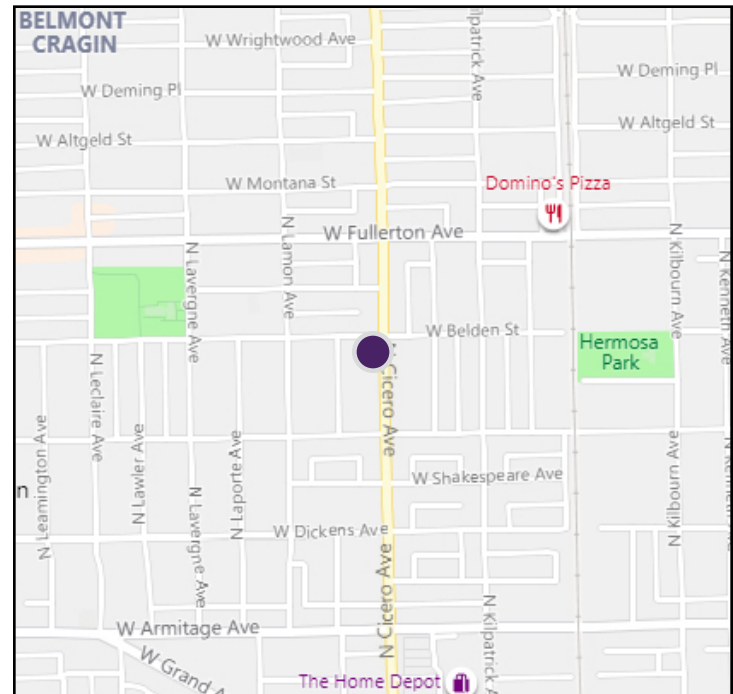
## Property Highlights

- Net leased car dealership
- At corner of Cicero and Belden
- New 5-year lease
- Includes small office building
- Current Annual Rent: \$54,000
- Current NOI: \$37,800
- Owner pays taxes & insurance
- Nearby businesses: McDonald's, Walgreens, Dunkin' and more
- Highly visible with 75' of frontage
- Traffic Count: 29,400 cars daily
- Land Area: 8,850 SF
- Zoning: C2-1, part of Northwest Industrial Corridor TIF
- Taxes (2018): \$15,200

## Property Overview

At the corner of Belden and Cicero, a net leased car dealership is available for sale. The property features a large fenced yard with a small office building. A new 5-year lease was signed with a car dealership, generating \$54,000 in annual rent. Ownership is responsible only for taxes and insurance on the property. Nearby businesses include McDonald's, Walgreens, Dunkin', Presence Medical Group and more. With 75' of frontage on Cicero, this is a highly visible site with tons of potential.

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	49,248	422,220	1,044,973
Households	13,062	135,906	379,273
Median Income	\$43,113	\$49,690	\$61,673

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