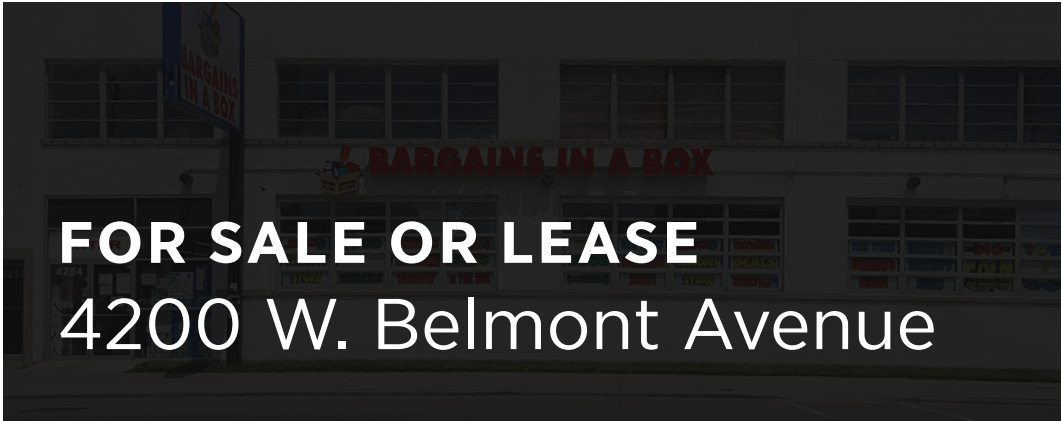


4200

W E S T
B E L M O N T



SUMMARY

4200 W. Belmont Avenue is a multi-tenant, mixed-use building located in the South Old Irving Park neighborhood of Chicago. The subject property boasts excellent exposure on the north side of busy Belmont Avenue, one (1) mile from access to the I-90/94 Expressway.

HIGHLIGHTS

- CTA 77 Bus stop to the building
- Close proximity to CTA Blue Line Station and entrance to I-90/94 Expressway
- Ample parking on three asphalt paved, fenced parking areas
- 625 feet of frontage on busy Belmont Avenue
- Existing multi-tenant retail income
- Strong adaptive reuse and future development potential

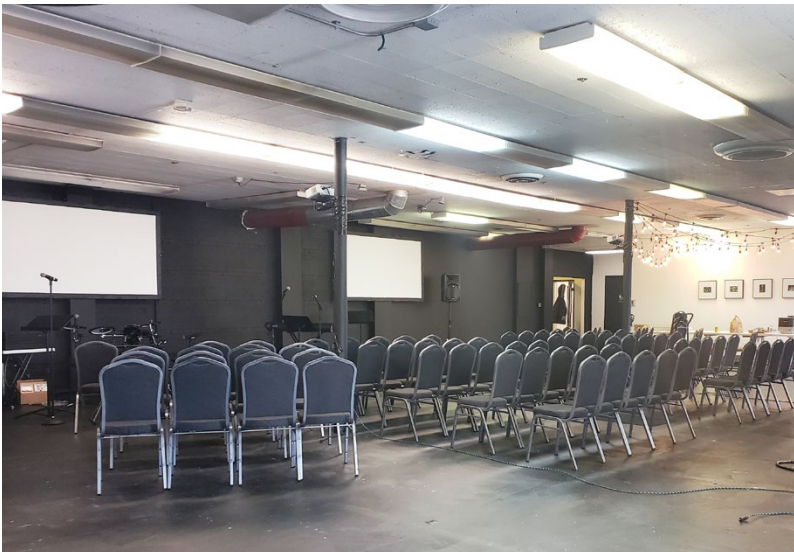
SPECIFICATIONS

BUILDING SIZE	± 85,000 SF PART 2-STORY, PART SINGLE STORY
LAND SIZE	± 95,905 SF (2.2 ACRES)
CEILING HEIGHT	10'-12' CLEAR
SPRINKLER SYSTEM	WET
LOADING	2 EXTERIOR DOCKS, 3 DRIVE-IN-DOORS
PARKING	3 ASPHALT PAVED PARKING AREAS, FENCED
ZONING	PD-4 (C1-ZONING EQUIVALENT)
2017 TAXES	\$123,368.65 (\$1.29 PSF)
ALDERMAN	ARIEL E. REBOYRAS, 30TH WARD
ASKING PRICE	\$4,750,000

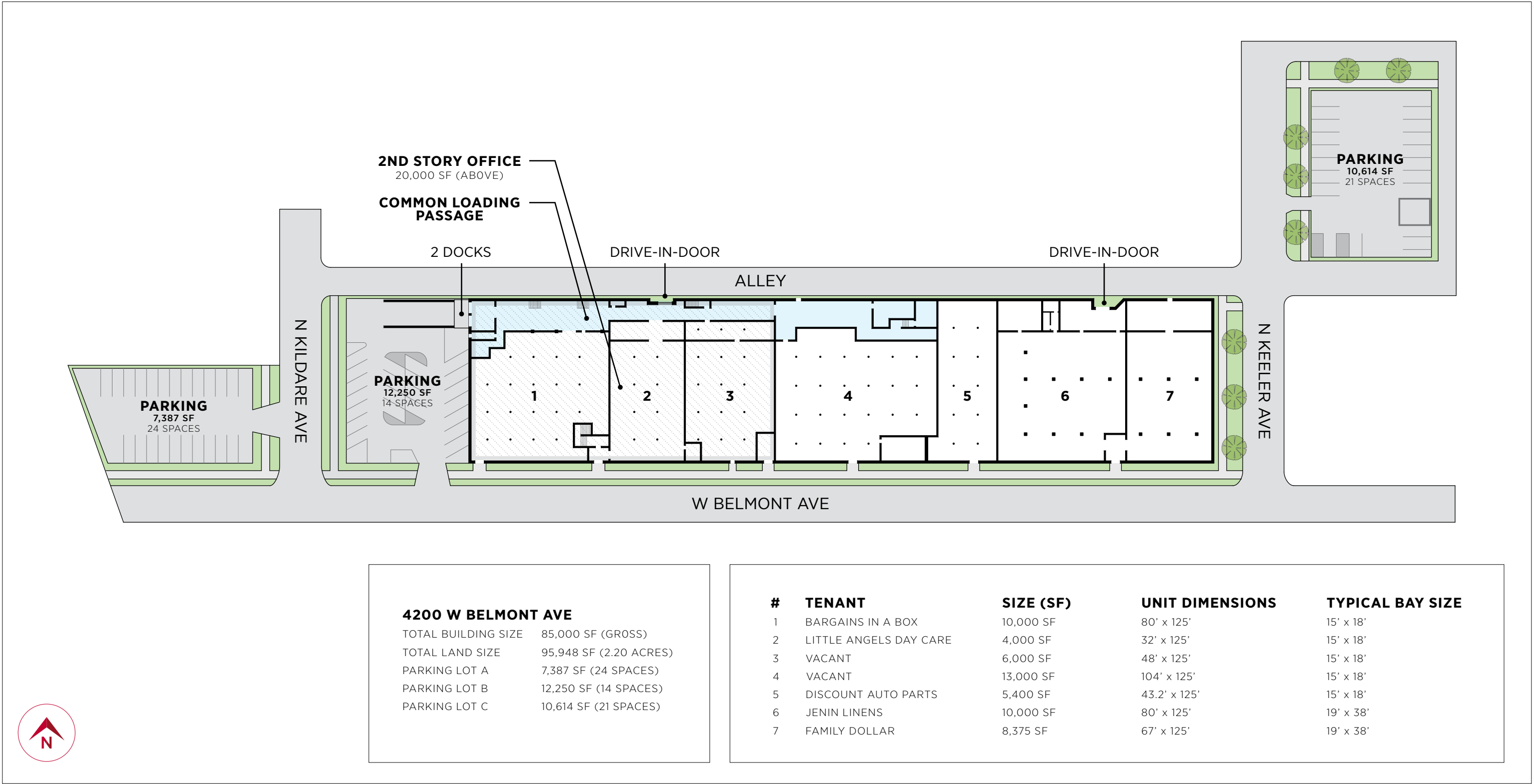
All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



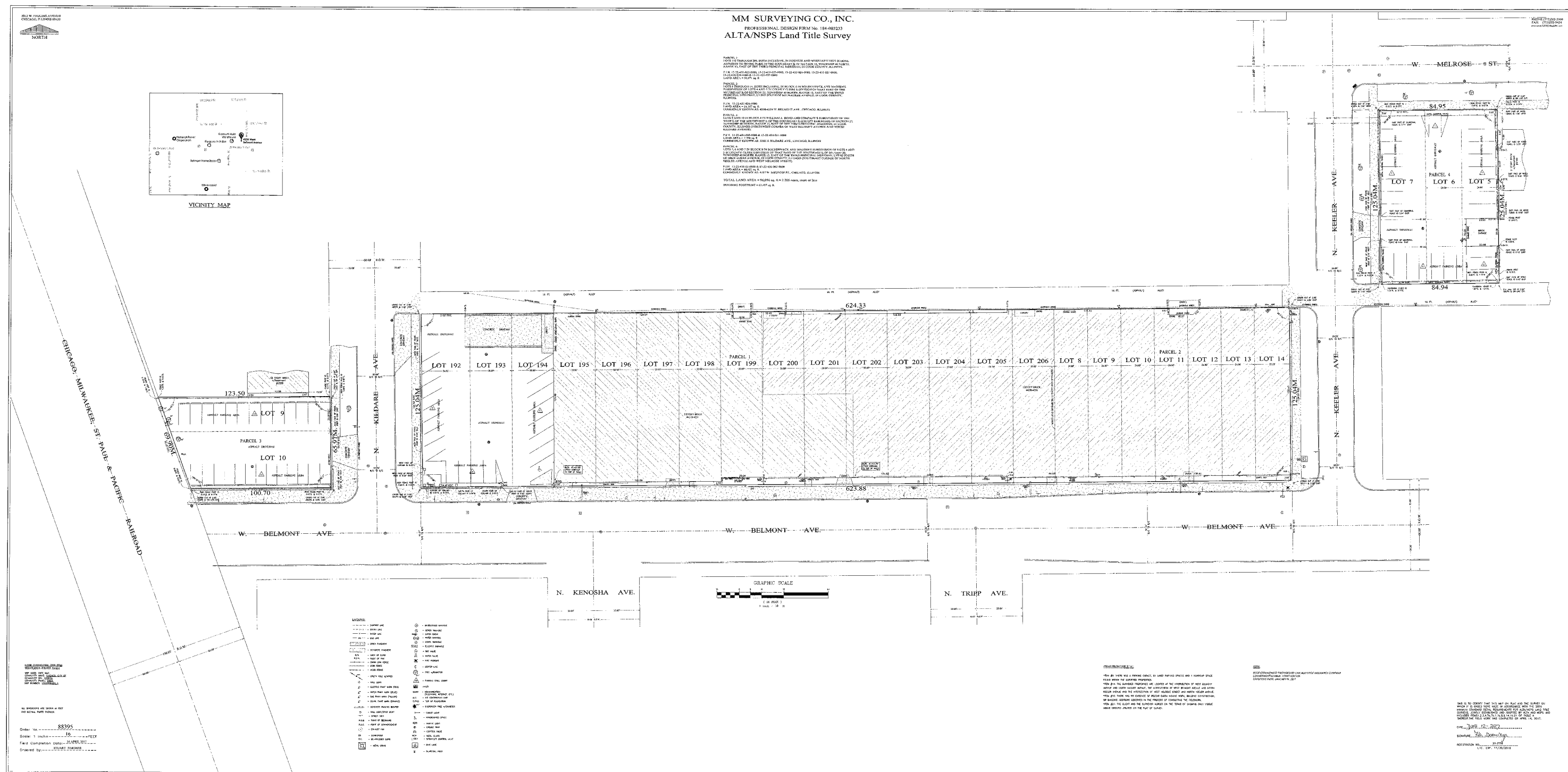
PROPERTY PHOTOS



PROPERTY SITE PLAN



PROPERTY SURVEY



**FOR LEASE: 8,375 SF**

4200 W. Belmont Avenue is a 8,375 SF existing retail space located on W. Belmont Avenue that is currently occupied by Family Dollar. The space features an available 50+ parking spaces, CTA bus-stop at the door and a close proximity to the CTA Blue Line.

HIGHLIGHTS

- Large pylon signage available
- Exposure to over 20,000 cars per day
- Strong traffic lit corner

PROPERTY SPECIFICATIONS

UNIT SIZE	± 8,375 RSF
FLOOR	FIRST FLOOR
PARKING	OVER 50 SPACES AVAILABLE
CEILING HEIGHT	12' CLEAR
ZONING	PD (C1-1 ZONING EQUIVALENT)
TAXES	\$1.50 PSF
LEASE RATE	\$10 PSF NET



2 AVAILABLE SPACE: 10,000 SF - 4210 W. Belmont Avenue

FOR LEASE: 10,000 SF

4210 W. Belmont Avenue is a 10,000 SF existing discount retail space located on W. Belmont Avenue. The property features daily exposure to over 20,000 cars and available parking for 50+ cars.

HIGHLIGHTS

- Existing discount retail space
- Large pylon signage available
- Exposure to over 20,000 cars per day

PROPERTY SPECIFICATIONS

UNIT SIZE	± 10,000 RSF
FLOOR	FIRST FLOOR
PARKING	OVER 50 SPACES AVAILABLE
CEILING HEIGHT	12' CLEAR
ZONING	PD (C1-1 ZONING EQUIVALENT)
TAXES	\$1.50 PSF
LEASE RATE	\$10 PSF NET



**FOR LEASE: 20,000 SF**

4254 W. Belmont Avenue is a 20,000 SF, 2-story building on West Belmont Avenue. The property features an adjacent 10,000 SF parking lot and is great for medical, office or retail uses.

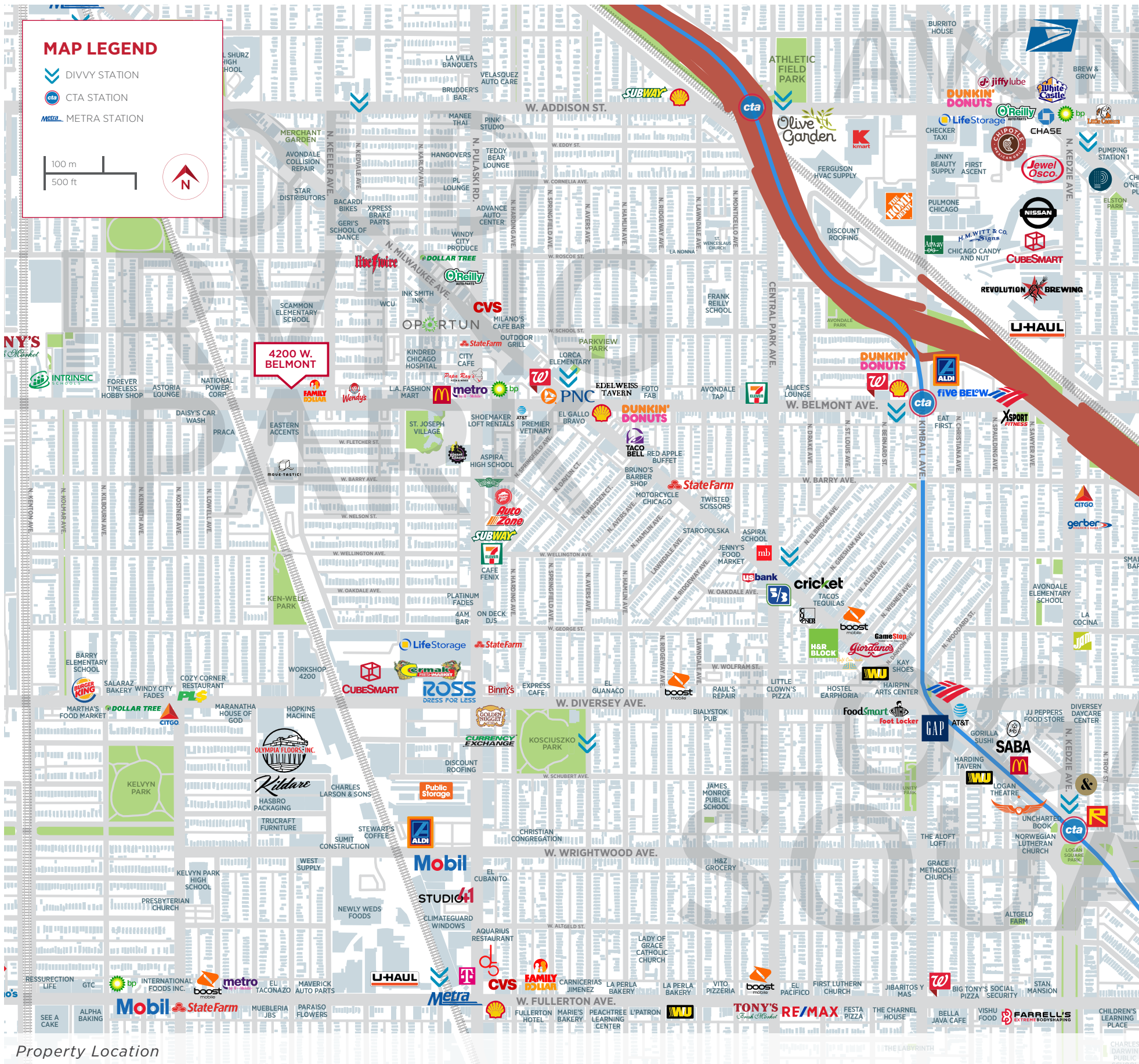
HIGHLIGHTS

- Concrete building
- Great for medical, retail or office uses
- Large pylon signage available

PROPERTY SPECIFICATIONS

UNIT SIZE	FIRST FLOOR: \pm 10,000 RSF
	SECOND FLOOR: \pm 10,000 RSF
	TOTAL: \pm 20,000 RSF
PARKING	\pm 10,000 SF ADJACENT PARKING LOT
CEILING HEIGHT	12' CLEAR
ZONING	PD (C1-1 ZONING EQUIVALENT)
TAXES	\$1.50 PSF
LEASE RATE	\$18 PSF NET





Property Location

4200 W. BELMONT AVENUE

PROPERTY LOCATION

The subject property is located within the South Old Irving Park submarket of Chicago, with excellent connectivity to Logan Square and Avondale Communities. This area is known for its irreplaceable 19th century architecture paired with rich residential neighborhoods and welcoming retail shops. The area features a multitude of new breweries, restaurants and businesses which are easily accessible to the rest of Chicago from the I-90/94 Expressways or the CTA train, bus lines or Divvy Bikes.



Outside Family Dollar to westbound 77 bus, eastbound is one block
One mile from the Belmont CTA Blue Line Station



One mile from the I-90/94 Expressway entrance



Two blocks from Planet Fitness

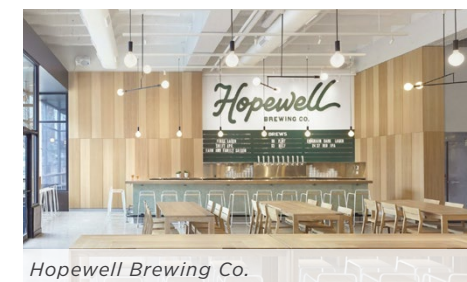


Three blocks from the nearest Divvy station



Many new bars and restaurants along Milwaukee Avenue

LOCAL AREA RESTAURANTS



Hopewell Brewing Co.



Longman & Eagle



Old Irving Brewing



Smoque Barbecue

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