



Mixed-Use Building Available in Wicker Park

2519 W. NORTH AVENUE • CHICAGO, ILLINOIS

Building Size:

5,700± sf

Unit Mix:

4 one-bedroom apartments
1 2,000sf retail unit

Parking:

3 spaces

Zoning:

B3-2

Rent Roll:

Unit	LED	Rent/Mo.	Annual Rent
2F	9/30/09	\$1,100	\$13,200
2R	3/31/09	\$1,050	\$12,600
3F	9/30/09	\$1,050	\$12,600
3R	8/31/09	\$1,100	\$13,200
Retail	Vacant	[\$2,000]	[\$24,000]
Total Gross Income		\$4,300	\$51,600

Lot Size:

3,000± sf

Real Estate Taxes:

\$5,729.50 (2006)

Traffic Count:

25,000 vehicles daily

Price:

~~\$849,000~~

Price Reduced
\$745,000

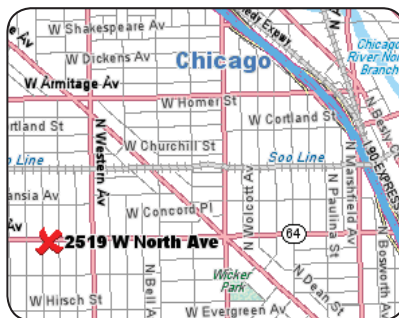
For More Information, Contact:

Susan B. Silver

Executive Vice President

(312) 338-3001

ssilver@mpirealestate.com



Demographics:

	Population	Avg. HHI
1-mile	75,473	\$49,159
3-mile	535,043	\$53,949
5-mile	1,316,066	\$50,229

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