

2041 W. Belmont Ave., Chicago, IL

**NOW: \$125,000**



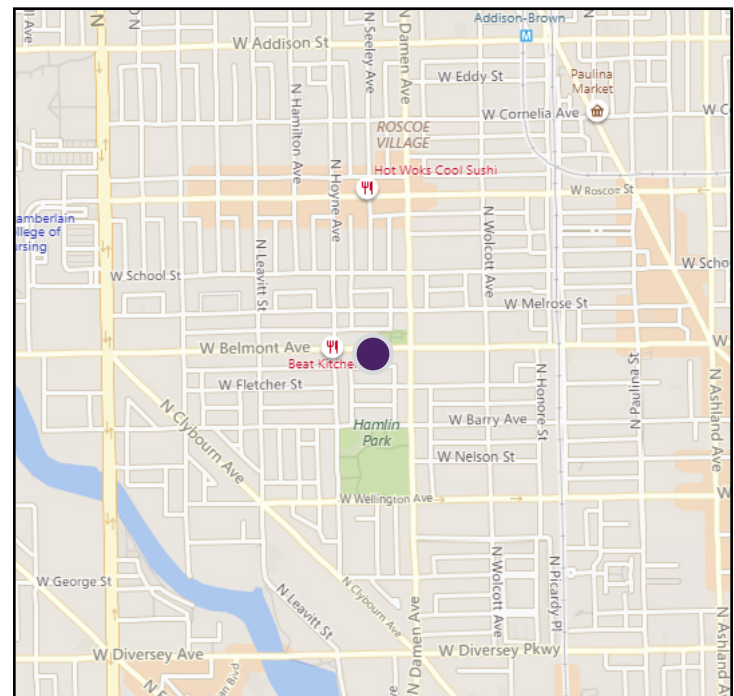
## Property Highlights

- 900 SF commercial condo
- Vanilla box storefront with tile floor and 12' ceilings
- Previously used as rug store
- Great space for retail or office use
- Part of 8 unit mixed-use building developed in 2004
- Good window line on Belmont
- Great location in Lakeview/Roscoe Village neighborhood
- Just west of Damen on Belmont
- Opportunity for a user or investor
- Traffic Count: 15,100 cars daily
- Zoning: C1-2
- Taxes (2017): \$13,367

## Property Overview

A 900 square foot commercial condo on Belmont is available for sale. The unit is in vanilla box condition with a tile floor and 12' ceilings and has great potential for retail or office use. The unit is part of an eight unit mixed-use building that was developed in 2004. Just west of Damen, this unit has large windows and a good window line on a busy stretch of Belmont. This unit is a great opportunity for a user or an investor looking for space on the north side.

Lakeview and Roscoe Village are two of the most desirable neighborhoods in Chicago for residents and businesses alike. This unit is close to a large number of single family homes, condos and apartments, generating a significant amount of pedestrian traffic.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	44,784	549,460	1,162,055
Households	19,712	249,066	510,840
Median Income	\$112,177	\$72,139	\$67,786

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