

MILLENNIUM PROPERTIES R/E

Fully Leased Day Care Facility with Play Lot at 7.5% Cap

4020 & 4032 W. Division St
Chicago, IL

\$1,650,000



MPIREALESTATE.COM

Susan B. Silver

(312) 338-3001

ssilver@mpirealestate.com

4020 & 4032 W Division St: Fully Leased Day Care with Playlot



Property Highlights

- 10,000 SF single tenant day care building plus 6,100 SF play lot
- 100% leased to day care
- Long-term tenant current lease expires March 2020
- Current NOI: \$123,557
- 10 year lease extension
- Play lot is fenced area with playground equipment
- Just off intersection of Pulaski and Division on west side of Chicago
- Dedicated parking behind building
- Land Area: 21,427 SF
- Traffic Count: 16,400 cars daily
- Zoning: B3-1
- Taxes (2018): \$45,907

Property Overview

A 10,000 square foot single tenant commercial building is available for sale on Division. Currently, the building is 100% leased to It Takes A Village as a day care and pre-school. A nearby 6,100 square foot fenced play lot with playground equipment is also included in the property. It Takes A Village is a long-term tenant whose current lease expires in March 2020. The tenant has a 10 year lease renewal with a significant rental rate increase. Just west of Division and Pulaski, this property is highly visible with ample frontage. A dedicated parking lot is located behind the building.

Humboldt Park has become a desirable location for many businesses including boutiques, restaurants and bars. With increasing gentrification, the area is attracting a diverse group of entrepreneurs.

