

4039-41 W. Madison St., Chicago, IL

**\$445,000**



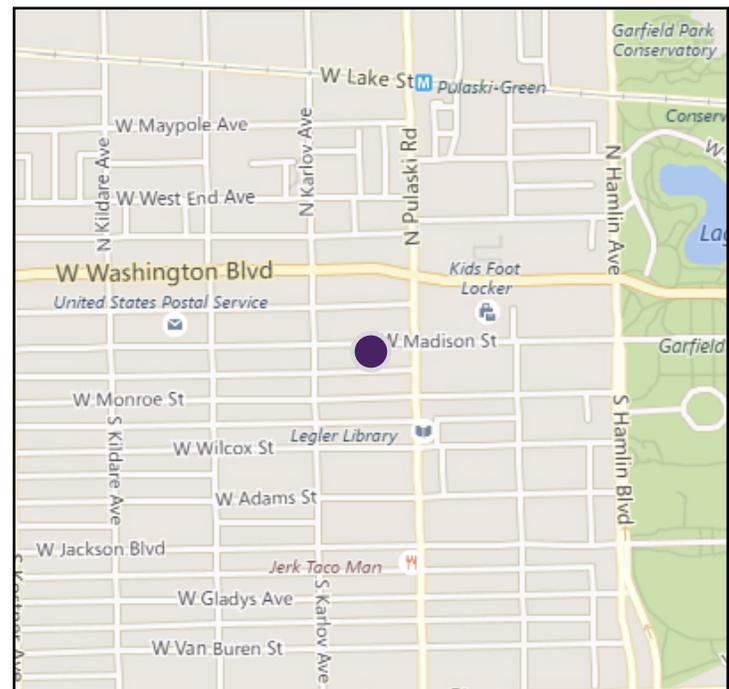
## Property Highlights

- 15,600 SF mixed-use building
- First floor built-out as two retail storefronts – 1,200 SF available
- Potential to rehab upper floors as office or apartments
- Near corner of Pulaski & Madison
- Nearby businesses include BMO Harris, Foot Locker, Aldi, and more
- Opportunity for user or investor
- Pro Forma NOI: \$50,140
- Land Area: 6,050 SF
- Traffic Count: 15,800 cars daily
- Zoning: B1-3
- Part of Madison/Austin TIF
- Taxes (2016): \$13,860

## Property Overview

Just west of the intersection of Pulaski and Madison, a 15,600 square foot mixed-use building is available for sale. The first floor is built out with a mix of retail and office space; a 1,200 square foot former office is available for lease. The upper floors can potentially be rehabbed as office or apartment space. Nearby businesses are a mix of local and national retail users including BMO Harris Bank, Aldi, Foot Locker, and White Castle. This is a great opportunity for a user or investor looking to add value through leasing.

West Garfield Park is a neighborhood on the west side of Chicago along the Eisenhower Expressway. The corner of Pulaski and Madison is a strong commercial corner with a mix of local and national businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	30,833	404,643	1,040,179
Households	9,994	125,702	362,402
Average Income	\$36,481	\$53,046	\$78,710

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