

MILLENNIUM PROPERTIES R/E *For Sale: 8,600 SF Retail with Excellent Frontage on Montrose*

5844-48 W. Montrose Ave., Chicago, IL

\$850,000



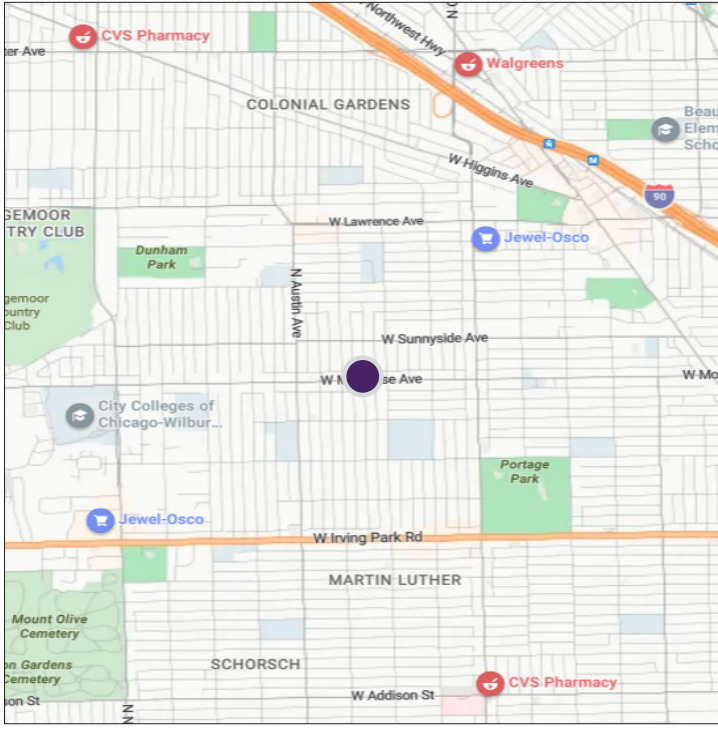
Property Highlights

- 8,600 SF building plus basement
- Currently three units
- West unit is newly built-out for a restaurant, commissary or catering
- Middle unit is currently used for storage
- East unit is an office space
- High ceiling heights throughout
- Oversized commercial garage doors and loading docks
- Perfect for restaurant, catering business, commissary, office and more
- Easy access to expressway and public transportation
- Nearby attractions: Jewel-Osco, CVS, Walgreen's, Mariano's, Kohl's Best Buy, Joann Fabric & Crafts, Pete's Fresh Market, and several restaurants and retail store and offices
- Land area: 9,375 SF
- Traffic count: 16,007 vehicles daily
- Zoning: B3-1
- Real Estate Taxes (2022) - \$17,518.96

Property Overview

Available for sale is a newly updated building that is currently three separate units located on Montrose Avenue. This single-story building has new trade fixtures and equipment, including the commercial hood with Type-I ventilation in the west unit and the east unit is an office space occupied by ownership. This turnkey opportunity offers excellent frontage, close proximity to I-90/94, Metra and CTA Blue Line train stations. The entire footprint can be combined to create one continuous space. Possible uses include restaurant, catering/commissary, brewery, entertainment venue, ghost kitchen, food production, and office use.

This property is nestled within Portage Park, a quintessential Chicago neighborhood that effortlessly blends urban convenience with the charm of a close-knit community.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	40,608	325,577	825,061
Households	14,927	110,381	288,054
Median Income	\$76,769	\$76,526	\$75,526

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