

# MILLENNIUM PROPERTIES R/E *Commercial Condo For Sale In Great Belmont Ave Location*

6444 W. Belmont Ave. - Unit B, Chicago, IL

**\$345,000**



## Property Highlights

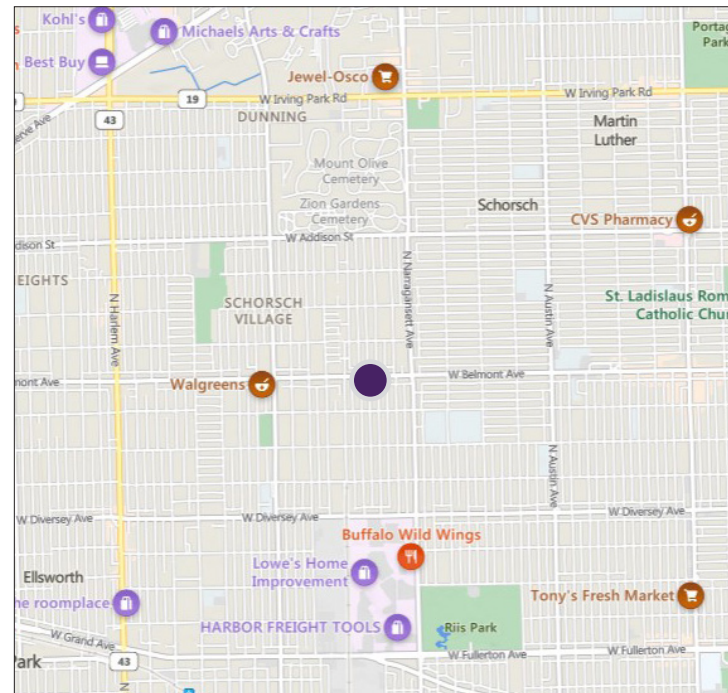
- 3,100 SF modern commercial condominium
- Condo features a large reception area, conference room and multiple private offices
- High ceilings
- 3 outdoor parking spaces
- Great visibility on Belmont Avenue
- Perfect for medical, professional, educational or other commercial use
- Nearby businesses include Walgreen's, Jewel-Osco, Binny's, Lowe's, Tony's Fresh Market, CVS, Buffalo Wild Wings, XSport Fitness, several restaurants and more
- Traffic count: 15,866 vehicles daily
- Zoning: B3-3
- Taxes (2021): \$11,501

## Property Overview

A 3,100 square foot commercial condo in a four-story, well-maintained building on Belmont Avenue is available for sale. This condominium has multiple private offices, conference room and waiting area, high ceilings and good natural light with no assessments. Three outdoor parking spaces are available. The building has great visibility on Belmont Avenue and is easily accessible by I-90 and I-94 expressways. Nearby businesses include Chicago Premium Outlets, HIP and Brickyard malls, XSport Fitness and several restaurants. This location is only 15 minutes from O'Hare International Airport.

Dunning is located on the Northwest Side of downtown Chicago. Offering close proximity to the city, it is an increasingly popular and diverse community.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	41,685	318,843	804,274
Households	12,550	105,992	278,910
Median Income	\$70,621	\$68,926	\$67,110



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