

6900-04 N. Clark St., Chicago, IL

NOW: \$599,000



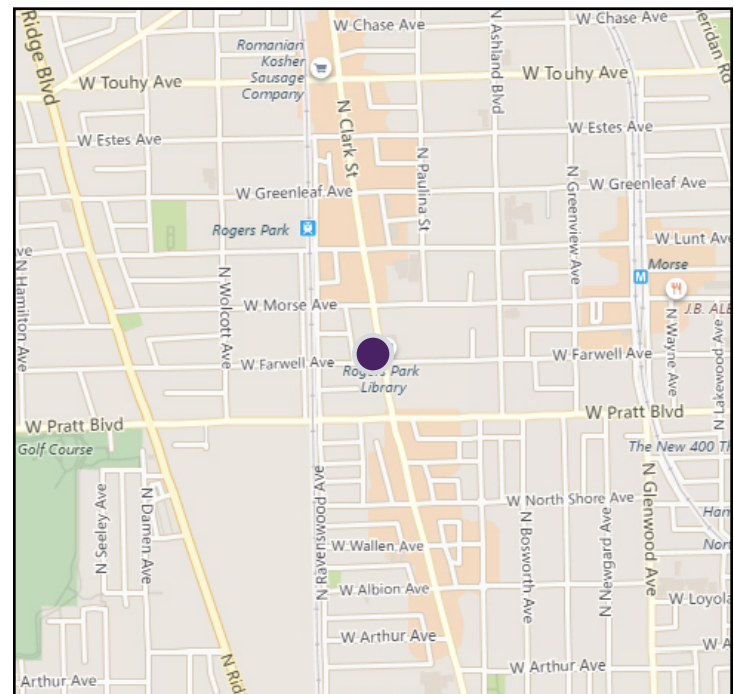
Property Highlights

- 6,400 SF mixed-use building
- 3,200 SF retail/office storefront, divided into two spaces
- One 2-bed, 5 studio apartments
- Apartments are fully leased
- Recently tuckpointed
- Updated roof and mechanical
- Potential to add value
- Highly visible corner location
- Opportunity for user or investor
- Close to Metra and CTA
- Pro Forma NOI: \$70,588
- Land Area: 3,544 SF
- Zoning: C1-2
- Taxes (2017): \$10,673

Property Overview

A 6,320 square foot mixed-use building with two storefronts and six apartments is available for sale in Rogers Park. The building has 3,100 square feet of storefront space available; currently, it is divided into two units. All six apartments are currently leased, with one 2-bedroom and five studio units. The building has a number of recent updates including \$20,000 of tuckpointing, as well as the roof and mechanical systems in 2008. This highly visible corner property is a great opportunity for a user or investor.

Rogers Park is a neighborhood on Chicago's far north side on the border with Evanston. This building is in a largely residential area, convenient to the Metra and the CTA.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	82,890	330,761	679,688
Growth 2017-2022	0.63%	0.01%	(0.61%)
Households	34,124	141,725	287,526
Average Income	\$59,920	\$76,203	\$90,379

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