

7716 N. Ashland Ave., Chicago, IL

**PRICE NOW: \$795,000**



## Property Highlights

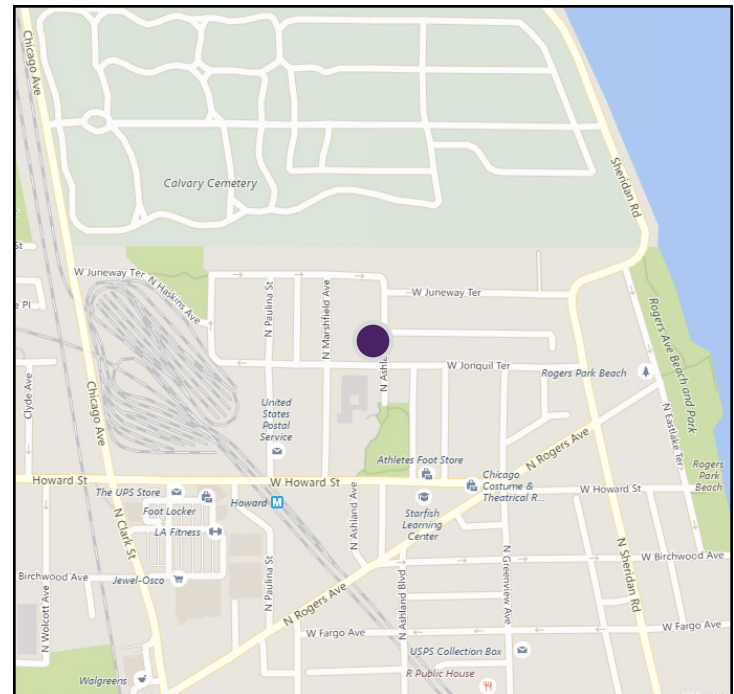
- 8,708 SF multi-family building
- Three-flat apartment building
  - Unit 1 – rented 1 bedroom
  - Unit 2 – rented 2 bed, 2 bath
  - Duplex – 3 bed, 3.5 bath
- Units 1 & 2 are condo-quality
- Duplex unit is partially finished and can potentially be split into 2 units
- Great opportunity to add value
- Pro Forma NOI: \$70,785
- Individually metered units
- Three car garage at rear of site
- Land Area: 3,960 SF
- Zoning: RT-4
- Taxes (2018): \$8,615

## Property Overview

A three-flat apartment building with the potential to add value is available for sale. The building has two condo-quality apartments, both of which are currently leased. Both of these units have updated kitchens and baths, in-unit laundry, hardwood floors, radiant floor heating and central air. The building also includes a duplex unit that is partially finished with many of the same condo-quality features and can potentially be split into two units. There is also a three car garage with a rooftop deck.

Rogers Park is a neighborhood on Chicago's far north side on the border with Evanston. This building is less than a block away from Gale Elementary Community Academy, a math and science-focused elementary school.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	53,661	265,829	581,338
Growth 2017-2022	1.64%	0.90%	0.36%
Households	23,467	109,064	240,194
Median Income	\$46,797	\$49,709	\$59,025



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