

3041 N Cicero

Belmont Cragin

Chicago, IL 60634

FOR SALE 5,200 SF

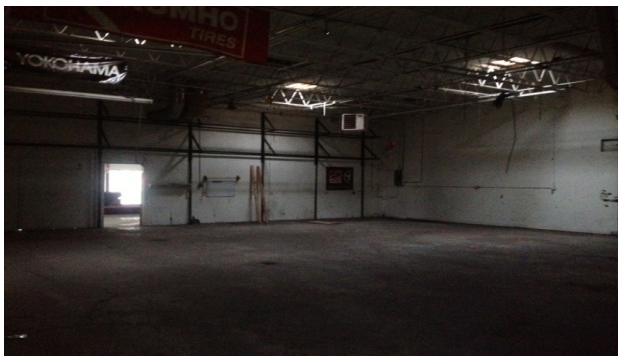
Large Commercial/Retail Space



Price: \$208,000
Lot Size: 6,175 Sq Ft
Building Size: 5,289 Sq Ft
Lot Dimensions: 50 x 123.5
Zoning: B1-1
Alderman: Suarez
Demographics (Based on ZIP 60634)
-Population: 70,665
-Number of Households: 24,565
-Average Income: \$66,428



Highlights:
-Large commercial / retail space located on a high traffic area of Cicero Ave
-Open space with high 14' ceilings ready for customization
-Previously a tire shop, other possible uses include: gym / fitness use, retail store, day care, theater, food user etc.
-Overhead door in the rear of building
-400 amp electrical service
-Interior is divided into two spaces. The front space (approx 2,610 Sq Ft) is accessible to the back space (approx 2,679 Sq Ft) via a 10' x 10' door in the middle of the building
-1 restroom with utility sink
-Open ceilings with 6 skylights and 6 ceiling fans
-Concrete and vinyl flooring
-Property taxes were estimated by an appraiser to be reduced for 2013-2014 due to vacancy and market value adjustment



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www.millerchicagorealestate.com

Andrea Miller
312 513 8333

andrea@millerchicagorealestate.com