



RETAIL STRIP CENTER AND PARKING LOT

PROPERTY INFORMATION

- Excellent Opportunity for an Owner/User, Investor or Future Redevelopment
- 7,200 Sq. Ft. Building sitting on 22,400 Sq. Ft. Lot
- 2,400 Sq. Ft. unit leased to well-known Catering company with full commissary kitchen infrastructure including Hood with black iron and walk in cooler
- 4,800 Sq. Ft. unit used for event space currently vacant and perfect for owner user
- Multiple entrances provide flexibility to subdivide the vacant space for multiple tenants
- Triple Net lease structure with minimal landlord responsibilities
- Tenant reimburses operating expenses with water currently being the only common owner expense
- High ceilings through the building
- Updated HVAC systems and Roofing
- Large parking lot with 28-30 parking spaces

- 2 curb cuts and entry/ exit gates from both Grand Ave and Thomas St.
- Rare oversized parcel offering long-term redevelopment potential in a rapidly improving West Side corridor
- Opportunity to substantially increase NOI through lease-up of the vacant space
- Area tenants include: Cermack Fresh Market, Auto Zone, Fresenius Kidney Care Center, Right Way Sign Co etc.
- High visibility along Grand Ave. and directly next to small neighborhood park and ¼ mile to Humboldt Park
- Rent roll available upon request
- Attractive cap rate with projected upside after stabilization

LOT SIZE	285 x 135 x 315 (Triangular)
ZONED	B3-2
2025 TAXES	\$37,277
ALDERMAN/WARD	Gilbert Villegas/36th
PRICE	Upon Request

MICHAEL WEBER

312.953.2193

mweber@atproperties.com

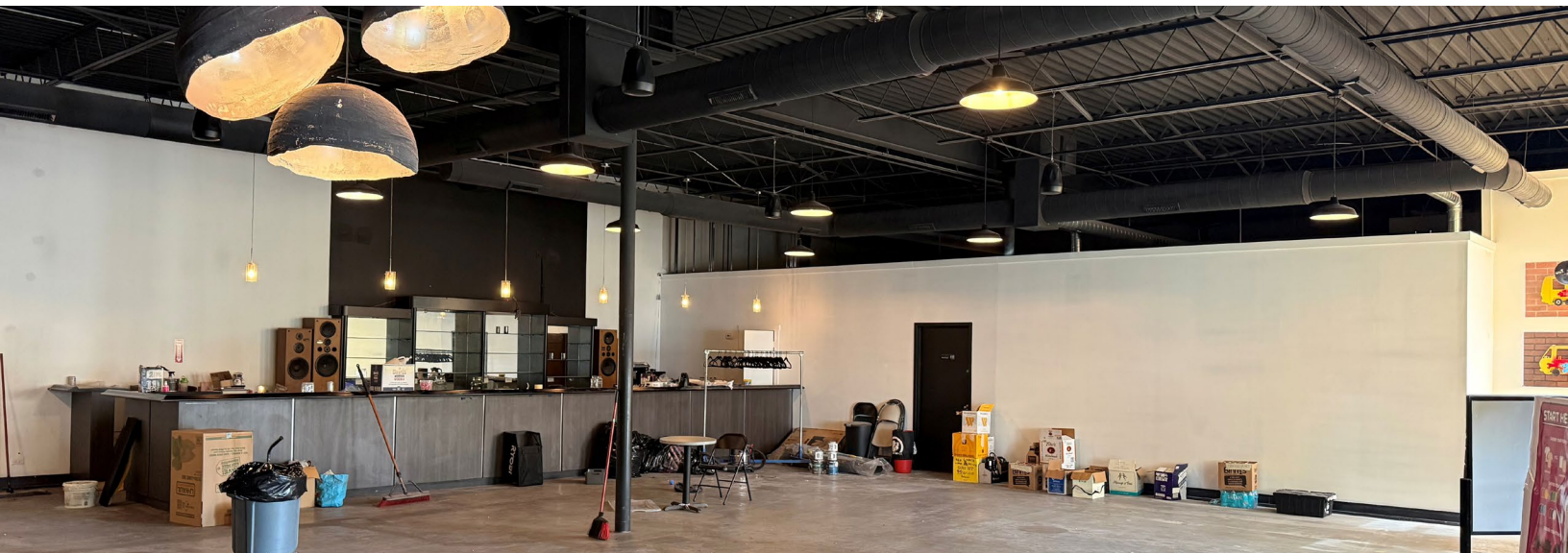
IAN FEINERMAN

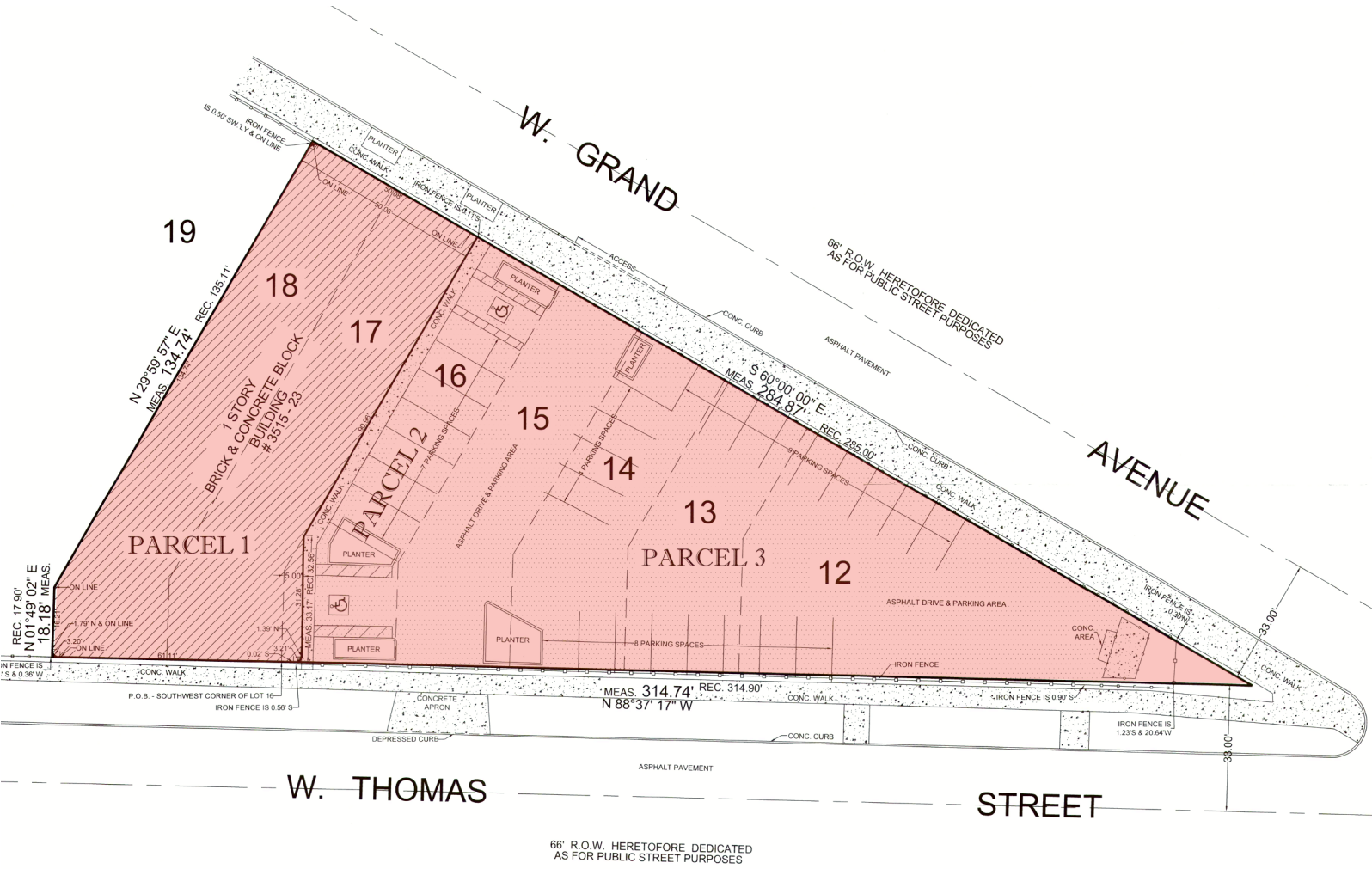
773.802.2543

ianfeinerman@atproperties.com

@properties
COMMERCIAL







Unit	SF	Lease End	Monthly Rent	Lease Type
1	4,800	Vacant	\$8,000*	NNN
2	2,400	3/31/31	\$5,250	NNN

Total Monthly Gross Income – \$13,250

Total Yearly Gross Income – \$159,000

*Current asking rent

Expenses

Taxes	\$37,277
Insurance	\$3,900
Utilities	\$0
Scavenger	\$0
Water	\$0

Total Expense \$41,177

All Expenses (Tax, Insurance and Utilities) covered by Tenant via Triple Net Lease

NOI - \$159,000
Cap Rate – 9.9%



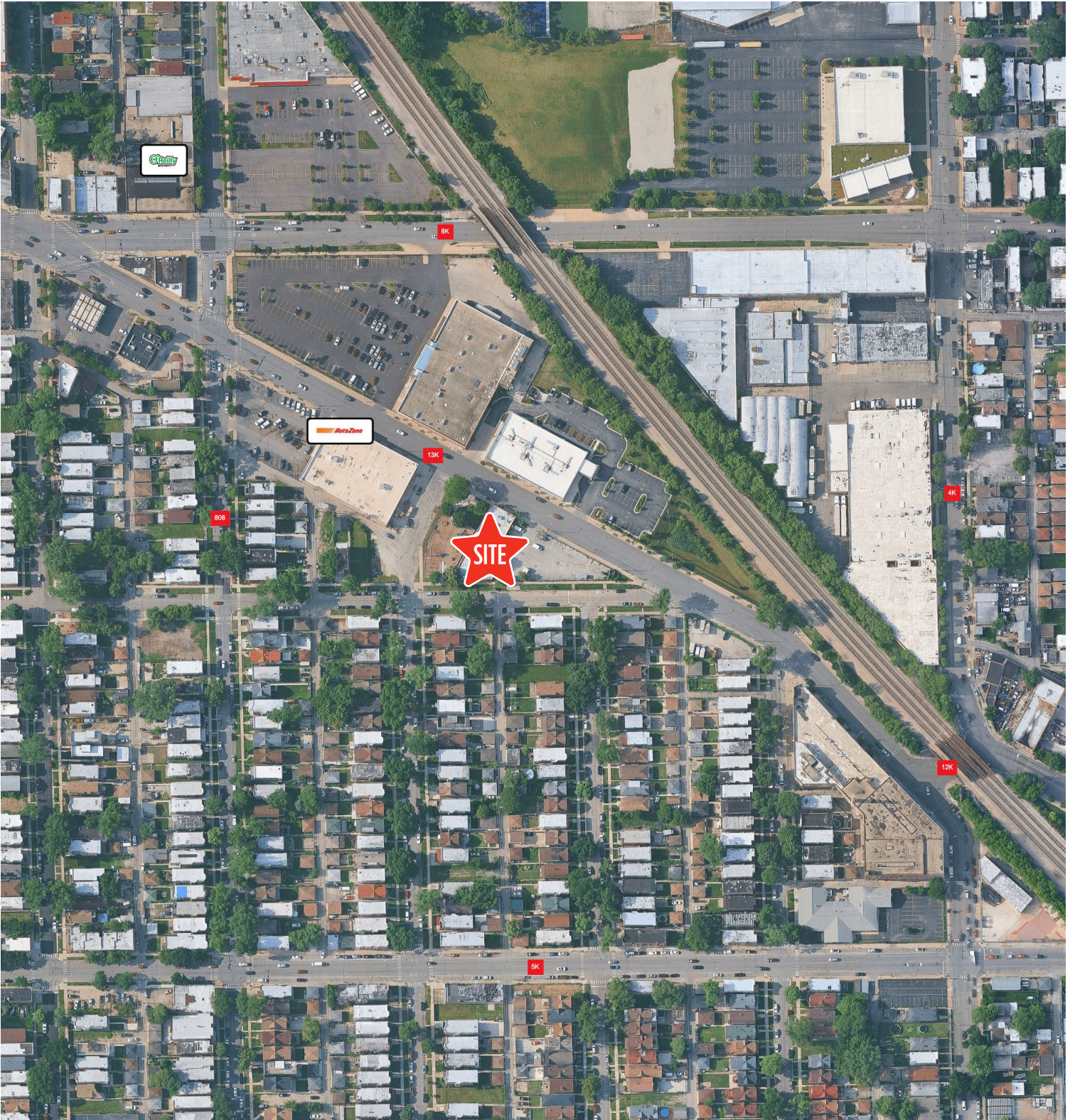
HUMBOLDT PARK

The 207-acre Humboldt Park is one of Chicago's greatest outdoor treasures.

A prominent jewel in the city's "Emerald Necklace," a series of lush boulevards, and park spaces planned out for what was at one point the city's western edge, the park is a bustling sanctuary filled with local flora and outdoor attractions such as the historic Humboldt Park Boathouse and grand Stables and Receptory building.

Today, ornamental limestone-clad multifamily buildings can be seen brushing shoulders with contemporary new construction along the leafy boulevards, signaling the evolution of this coveted West Side community. The popular 606 elevated trail has been credited with contributing to increased demand for new, upscale housing, yet Humboldt Park's vast inventory of aging flats and worker cottages present affordable and accessible options for first-time homebuyers or those looking to put in sweat equity.

Neighboring Logan Square, Wicker Park, and Ukrainian Village means that trendy cocktail bars and boutique shopping are always close by. But Humboldt Park also boasts its own thriving small business scene, complete with delicious eats, brunch spots, and fabulous vintage furniture shops. And to help get around, major bus lines include routes following Division, North, California, and Western avenues.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

52,605

3 MILE

457,474

5 MILE

1,376,140

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$100,596

3 MILE

\$135,259

5 MILE

\$159,908