

PRICE REDUCED! For Investor or Owner/User
3,000 SF RETAIL BUILDING FOR SALE

3749-53 Harlem Ave.
Chicago, IL 60634



PROPERTY HIGHLIGHTS

- Investment or owner/occupant opportunity on bustling Harlem Ave.
- Building can be opened up to 3,000 SF with 12 car parking lot in back.
- Ideal for daycare (parking lot can accommodate play area), grocery store, pet care, and wherever customer parking is critical
- As investment, lease out up to three 1,000 SF (approx.) spaces with present owner willing to lease-back one suite.
- Each unit features separate utilities, bathrooms and individual entrances/exits.
- Modern building regularly maintained; recent improvements include a freshly-paved parking lot (2023), all new furnaces installed (2023) and re-sealed roof (2022).

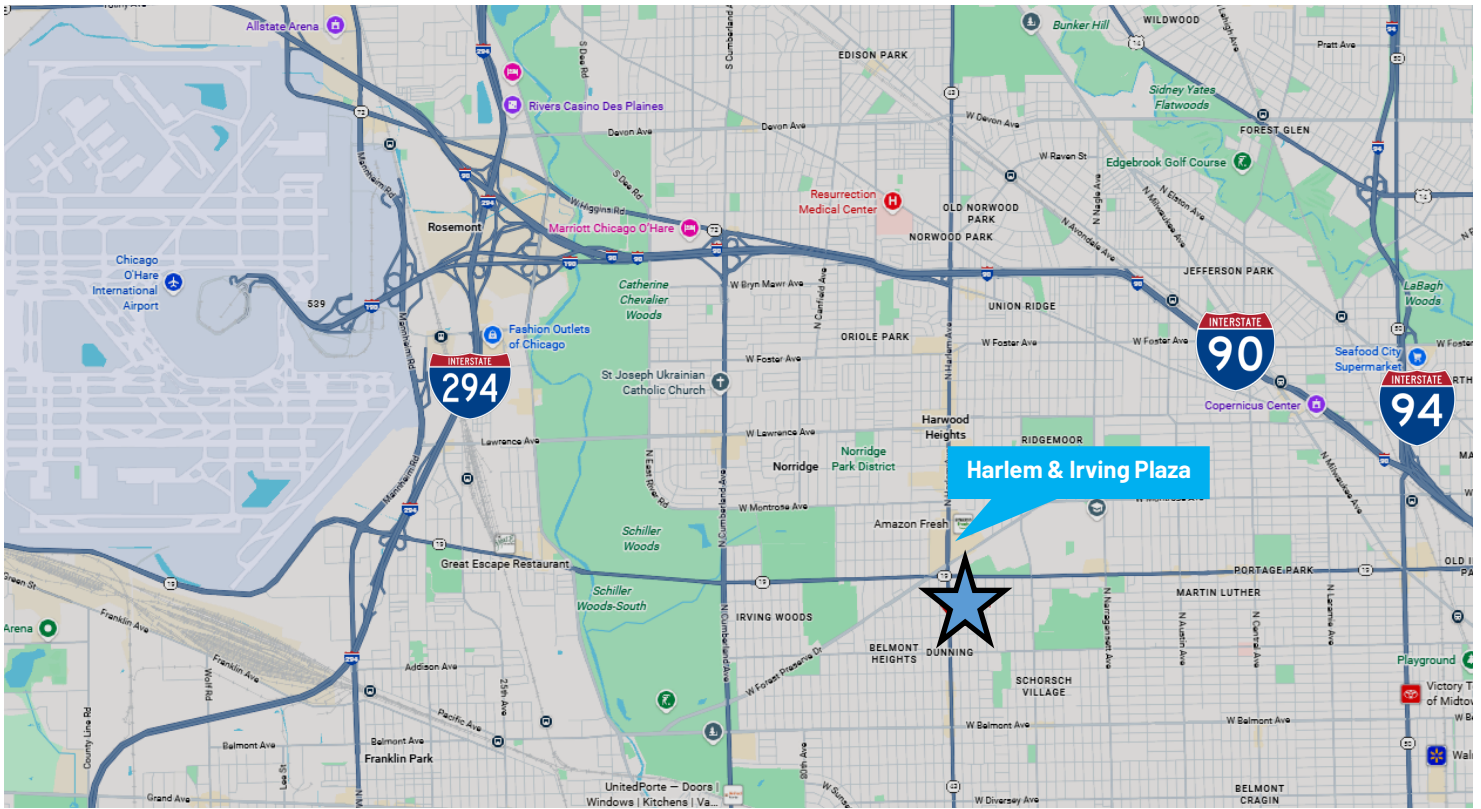
SALE PRICE:	\$429,000 \$409,000
BUILDING SF:	3,000
LOT SF:	6,227
# OF UNITS:	3
ZONING:	B3-1
TAXES (2023):	\$16,547
PARCELS:	13-19-118-023- 0000

CONTACT

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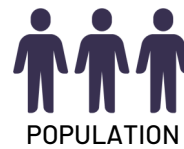
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LOCATION



- Harlem Avenue sees 20,200 vehicles per day.
- Minutes from Harlem & Irving Plaza.
- Nearby businesses along Harlem include; Mr. Beef, Forno Rosso Pizzeria Napoletana, Yummy, TAJ Coffee House, Laura Bridal Gallery, Starbucks, Social Junkie, KFC, Wendy's, PNC Bank, Dunkin', Old National Bank

DEMOGRAPHICS (2024)



1 Mile:	30,157
3 Miles:	268,802
5 Miles:	662,019



1 Mile:	10,999
3 Miles:	98,612
5 Miles:	244,774



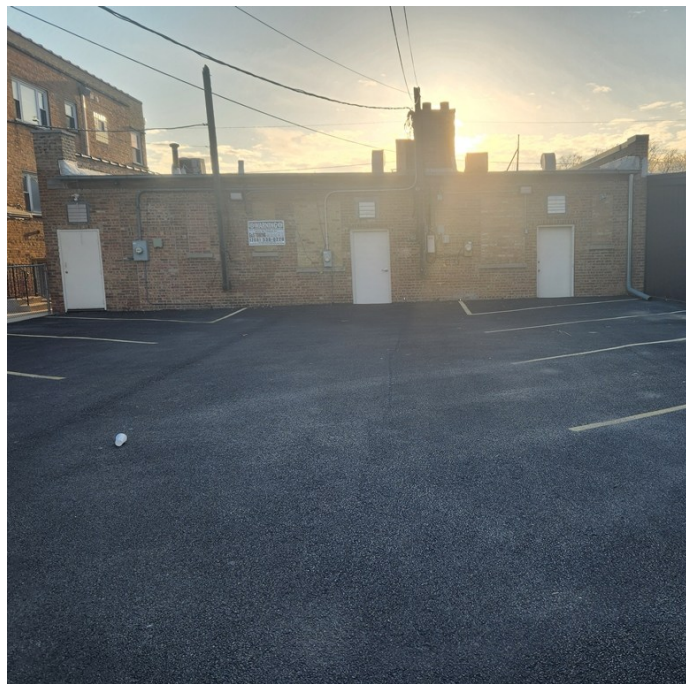
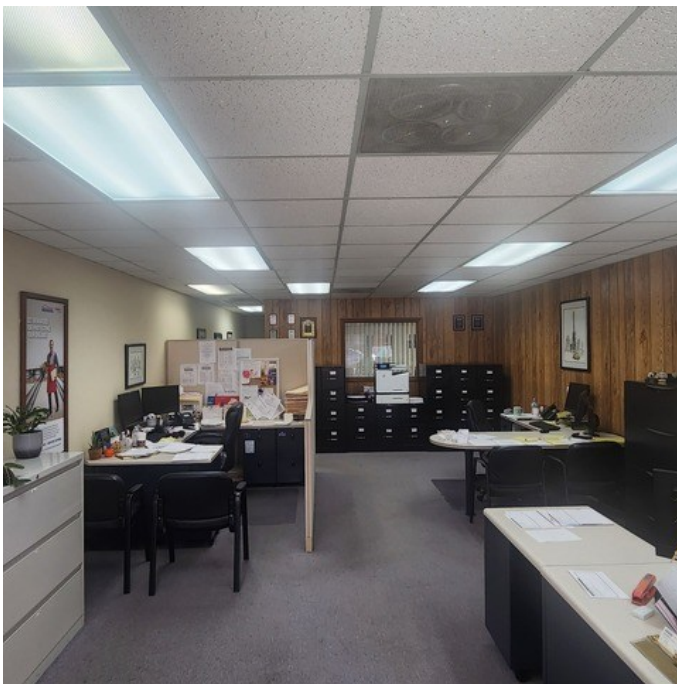
1 Mile:	\$97,088
3 Miles:	\$94,902
5 Miles:	\$99,428

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PHOTOS



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