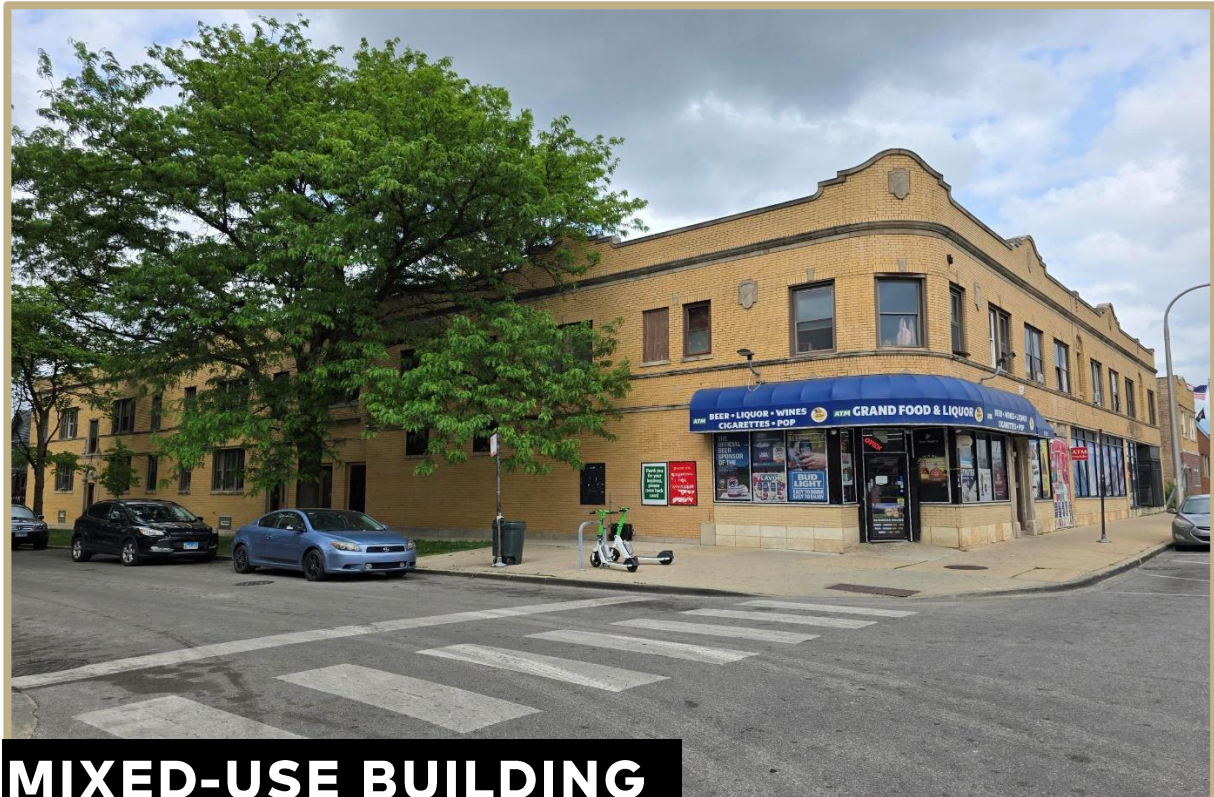


FOR SALE

21 | COMMERCIAL

5120-5128 W. GRAND AVE., CHICAGO



MIXED-USE BUILDING

LISTING PRICE: **\$1,900,000**

THE REAL ESTATE BROKER WITH MARKET KNOWLEDGE EVERYWHERE

**C E N
T U R
Y 2 1**

Presented by

MARK AHMAD

CENTURY 21 Circle

773.983.1553

mark@chicagorealestatemarkets.com

www.chicagorealestatemarkets.com

5120-5128 W. GRAND AVE., CHICAGO

PROPERTY/LOCATION DESCRIPTION

- Mixed-Use Investment Opportunity in Chicago's Cragin/Hanson Park area.
- Located within walking distance, of Cicero Ave. Home Depot traffic and retail corridor.
- 2-Story mixed-use property in one of Chicago's most ethnically diverse and vibrant neighborhoods.
- Offering outstanding visibility and foot traffic.
- 2-Story structure consisting of:
 - 3-Street level retail stores. 1-Leased Liquor store and 2-vacant.
 - 2nd level 10-residential apartments breakdown as:
 - 7-Units are 2-bedrooms, and 1-bath.
 - 1-Unit is 3-bedrooms and 1-bath.
 - 1-1-Bedroom and 1-bath.
 - 1-Studio and 1-bath.
 - 4-Units on Grand Ave., side. Consisting of 3, 2-bedrooms and 1-Studio.
 - Laramie Ave., side with 6-Units, 2-Brs, 1-bath.
 - 3-Commercial stores facing Grand Ave.
- Full basement with ample storage to support commercial operations.
- Mixed-use corridor-flexible use for investor or owner-operator.
- Within steps to CTA bus lines connecting and walking distance to Metra access for commuters.
- Surrounded by dense residential and commercial activity.
- Value-add opportunity in stabilized corridor.
- Grand Ave is a major east-west artery, so the corridor sees.
- Heavy vehicle traffic, retail visibility, delivery/logistics access, and steady commercial demand.
- CTA Bus Access includes the CTA buses, major rail option of;
- Grand/Cicero, Milwaukee District, west Line provides commuter rail access to Union Station/downtown Chicago and Western Suburbs.
- 4-Detached car garages for 6-parking spaces.
- Full basement.
- Property in need of updates with upside potential.



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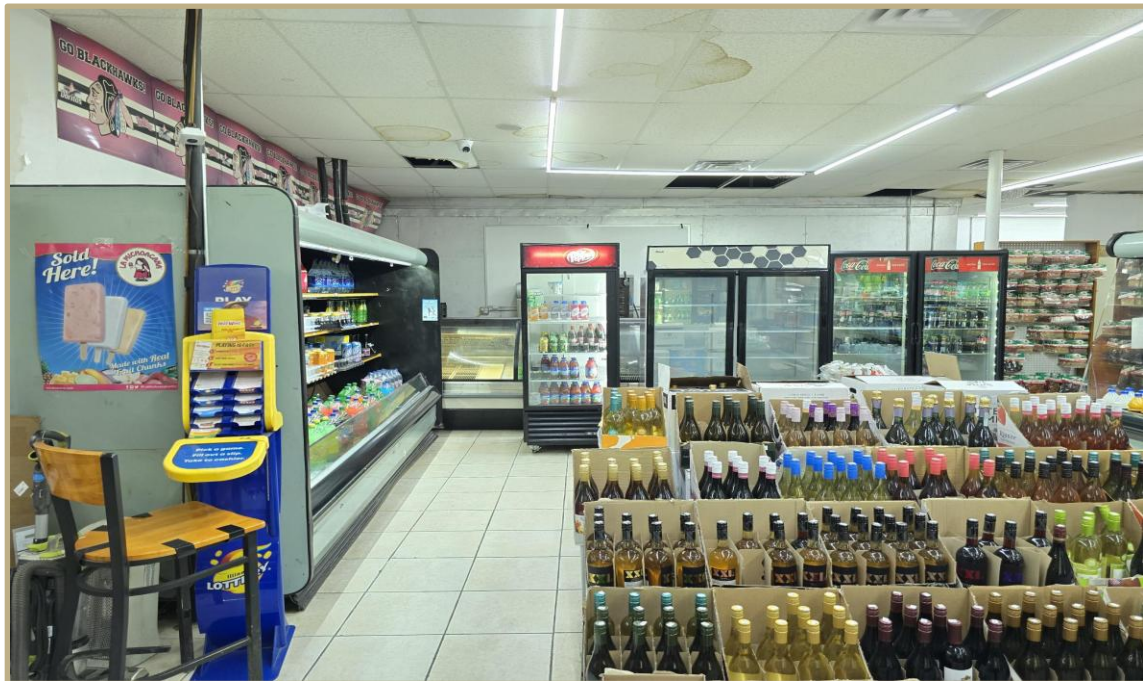
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CONSISTENTLY IN YOUR NEIGHBORHOOD MARKET PROVIDING THE FINEST SERVICE

ACHIEVEMENTS + AWARDS

2005-2025 Chicago Association of REALTORS Top 5% Producer

2015-2025 Century 21 Chicago Land Top Producer

2012-2014, and 2023-2024, Century 21 Chicago Land Region Top Producer

2005-2011 Coldwell Banker Top Producer

2010 Chicago Association of REALTORS Top Commercial Producer

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