

FOR SALE

4507-4511 W BELMONT AVE

Chicago, IL 60641



PROPERTY DESCRIPTION

A rare owner-user or investment opportunity on one of the Northwest Side's most heavily traveled commercial corridors. This 4,500 SF brick industrial building sits on an assembled 100' x 103' parcel spanning four lots — giving a buyer a functional shop, a large fenced parking lot, and real flexibility for the future, all in one package.

Currently home to a long-standing cabinet-making operation, the building is turnkey for woodworking, millwork, or contractor/trade use, and equally well-suited for distribution, light manufacturing, or fabrication. The layout offers roughly 1,200 SF of office space with the balance in warehouse/shop area, an exterior trailer dock, and 11-12 fenced, paved parking spaces — a genuine differentiator for any buyer running vehicles, trailers, or equipment.

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	10,300 SF
Building Size:	4,510 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	20,090	182,032	484,816
Total Population	54,564	483,868	1,182,066
Average HH Income	\$96,663	\$109,001	\$126,781

Frank Paganis, CCIM
(708) 217-5004



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

PHOTOS

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PROPERTY INFO

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PROPERTY HIGHLIGHTS

- 4,500 SF brick building on 4 lots (10,300 SF land)
- 1,200 SF office / ~3,300 SF warehouse-distribution space
- Exterior trailer dock
- 11-12 space fenced, paved, gated parking lot
- 201-600 Amp, 3-phase electric service
- Central air, forced air gas heat
- Flat roof, updated in recent years
- Zoned C1-1 — flexible commercial/light-industrial use
- 2-3 bathrooms

LOCATION HIGHLIGHTS

Positioned directly on Belmont Ave, a major east-west arterial with excellent visibility and daily traffic exposure, roughly 1.5 miles from I-90/94 and about a mile west of Milwaukee Ave. The area's mixed-use character and steady commercial/industrial presence make it a magnet for trade and service businesses drawing customers and crews from across the Northwest Side.

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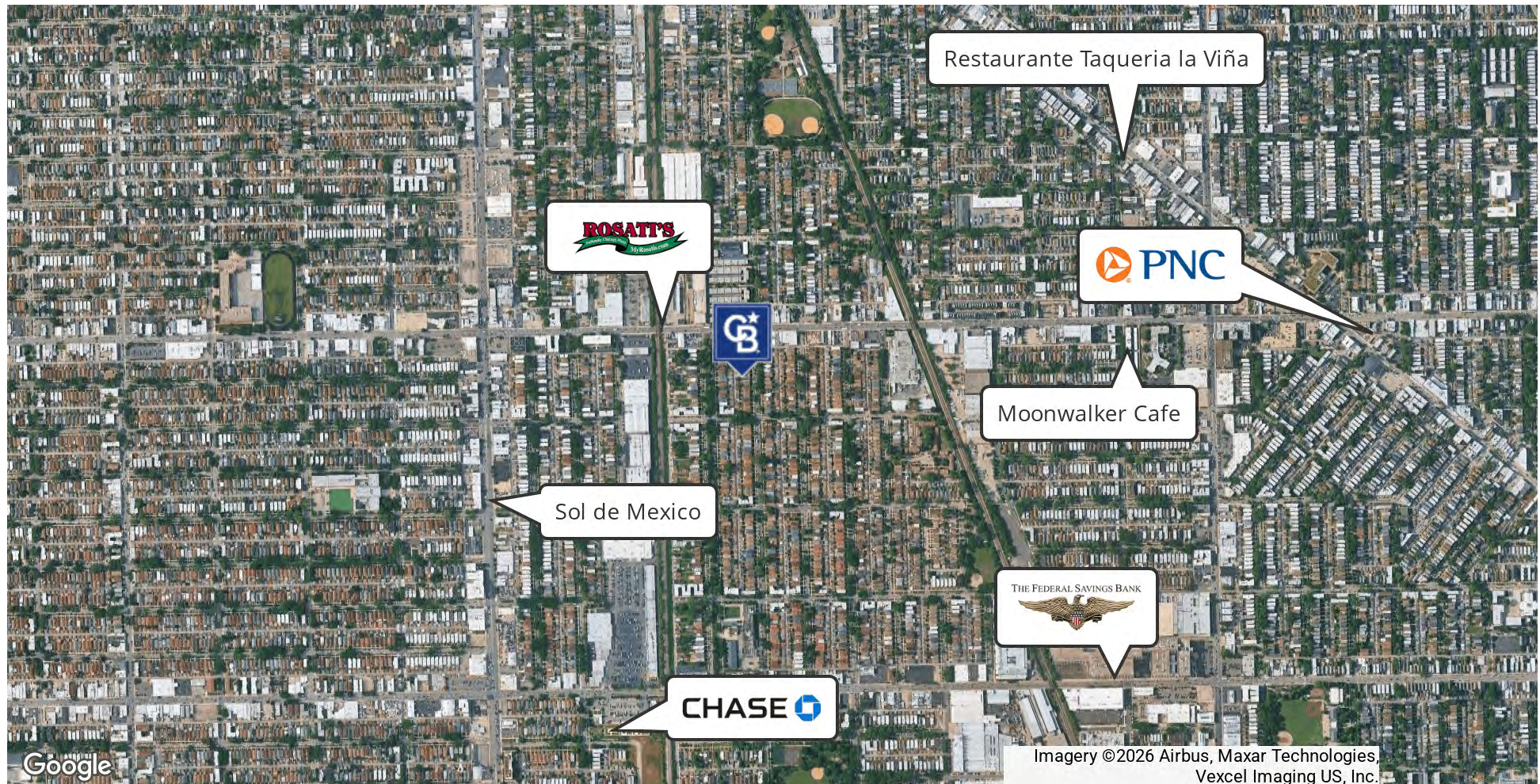


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RETAILER MAP

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DEMOGRAPHICS

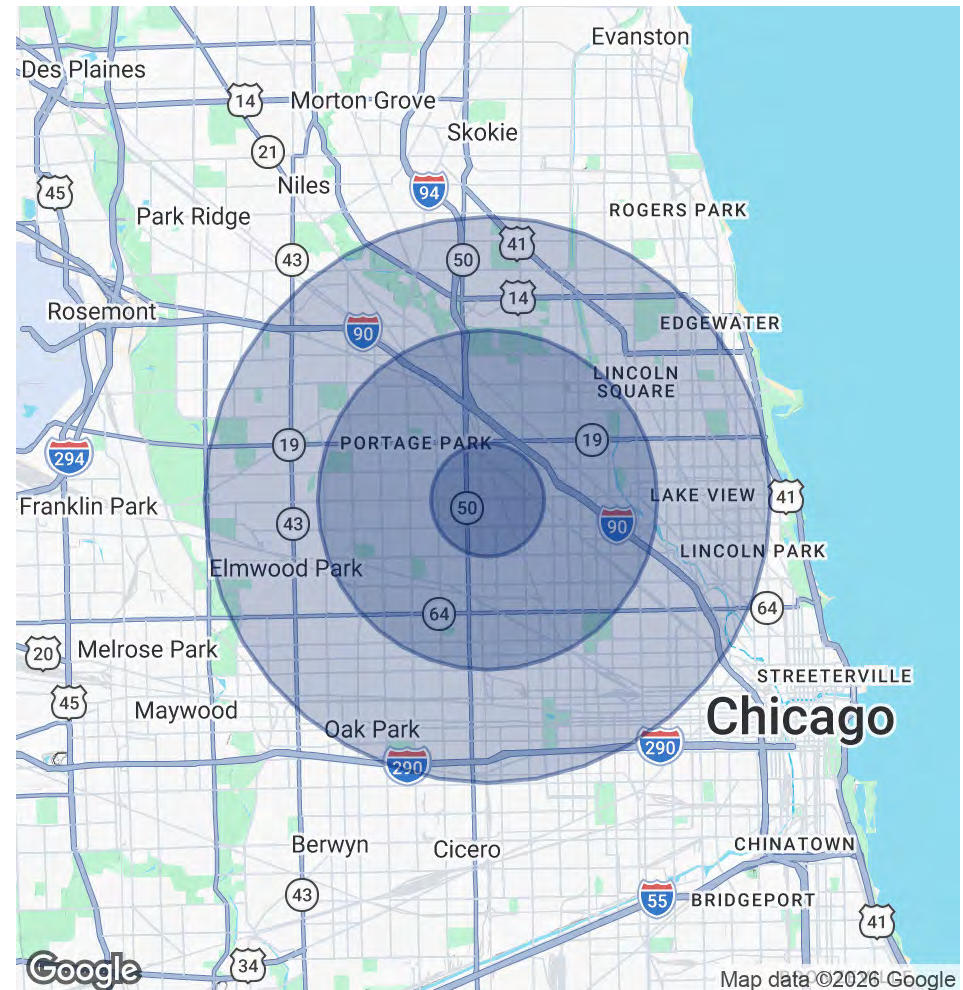
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	54,564	483,868	1,182,066
Average Age	36.9	36.8	36.8
Average Age (Male)	35.3	36.3	36.2
Average Age (Female)	37.8	37.1	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	20,090	182,032	484,816
# of Persons per HH	2.7	2.7	2.4
Average HH Income	\$96,663	\$109,001	\$126,781
Average House Value	\$396,656	\$420,411	\$471,395

2023 American Community Survey (ACS)



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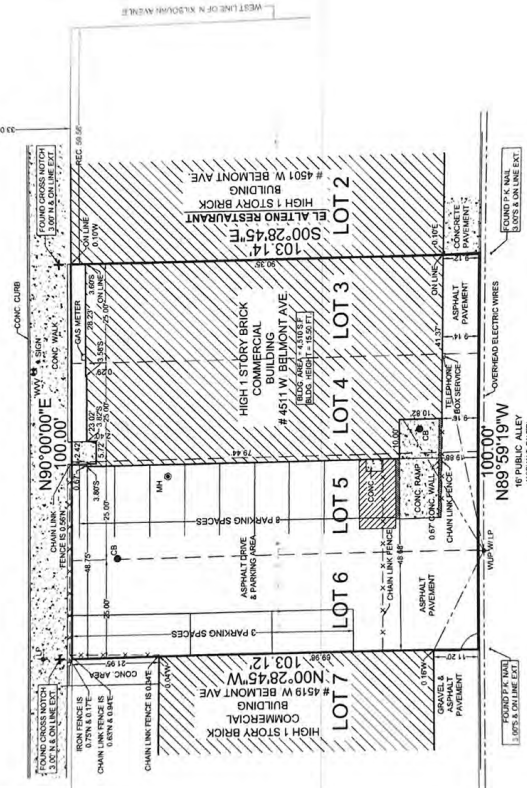
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The diagram illustrates the experimental setup. A participant's eye is positioned at the top left, looking towards a target labeled 'N' which is represented by a stylized arrow pointing right. Below the target is a horizontal scale bar with markings at 0, 10, 20, and 50 cm. The target 'N' is located at the 0 cm mark. The participant's eye is positioned at the 50 cm mark. The distance between the eye and the target is 50 cm.

66" R.O.W. HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

W. BELMONT - AVENUE

ASSEMBLY PAYMENT

**FI FOOD STATEMENT:**

FLOOD STATEMENT: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0419 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170074 0419 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND ABBREVIATIONS	
↑ WUP	WOOD UTILITY POLE
⊕ MH	MANHOLE
↑ LP	LIGHT POLE
● CB	CATCH BASIN
● SIGN	SIGN

ORDERED BY: VEVERKA
ROSEN & HAUGH
ATTORNEYS AT LAW
SCALE: 1" = 15'
DATE MAY 18, 2012
FILE No.: 2012 - 20230

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CONTACT ME

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