

# MIX-USE FOR SALE

3401-09 W Fullerton Ave, Chicago, IL 60647



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,499,000
<b>NUMBER OF UNITS:</b>	14
<b>CAP RATE:</b>	5.59%
<b>NOI:</b>	\$139,809
<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	11,125 SF
<b>BUILDING SIZE:</b>	19,000 SF
<b>ZONING:</b>	B3-1
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Logan Square
<b>TRAFFIC COUNT:</b>	21,100
<b>PRICE / SF:</b>	\$131.53

## PROPERTY OVERVIEW

Keller Williams Commercial is pleased to bring to market 3401-3409 Fullerton, a 14 unit mixed use building. The property consists of 4 Retail units and 10 apartments. The building is made of 5 - 2 bedroom 1 bath units, 2 - studio, 2 - 4 bedroom 2 bath units and 1 - 2 bedroom 2 bath unit. In addition there is off street parking behind the buildings.

## PROPERTY HIGHLIGHTS

- Close to Retail
- On Site Parking
- 11,125 square foot lot
- Up Side Potential - rehab units
- Easy access to Public Transportation

**KELLER WILLIAMS REALTY PARTNERS**  
700 Busse Highway  
Park Ridge, IL 60068

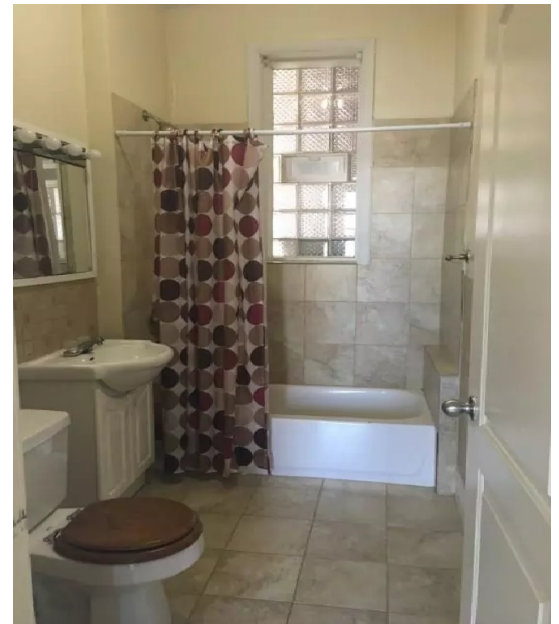
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