

6217 N. MILWAUKEE - 1,600 SF COMMERCIAL BUILDING

6217 N. MILWAUKEE AVENUE, CHICAGO, IL



OFFERING SUMMARY

Sale Price:	\$200,000, or \$125/SF
Lease Rate:	\$20/SF Modified Gross
Building Size:	1,600 SF
Available SF:	1,600 SF
Lot Size:	2,400 SF
Number of Units:	1
Year Built:	1955
Zoning:	B3-1
Market:	Jefferson Park / East Norwood Park

PROPERTY OVERVIEW

33 Realty is pleased to present for lease & sale 6217 N. Milwaukee, a +/- 1,600 SF single-story commercial building located in the East Norwood Park neighborhood of Chicago. The property was constructed in 1955 and is situated on a 2,400 SF parcel.

Currently occupied long-term by a dental office on a month-to-month basis, the property features improvements consistent with a dental office (water in exam rooms) and approximately 3-4 rear parking spaces. See floor plan for space configuration

The building features gas-forced heat & central air, multiple storage closets, hardwood flooring, and two bathrooms.

The building can be purchased with neighboring properties 6219 & 6221 N. Milwaukee.

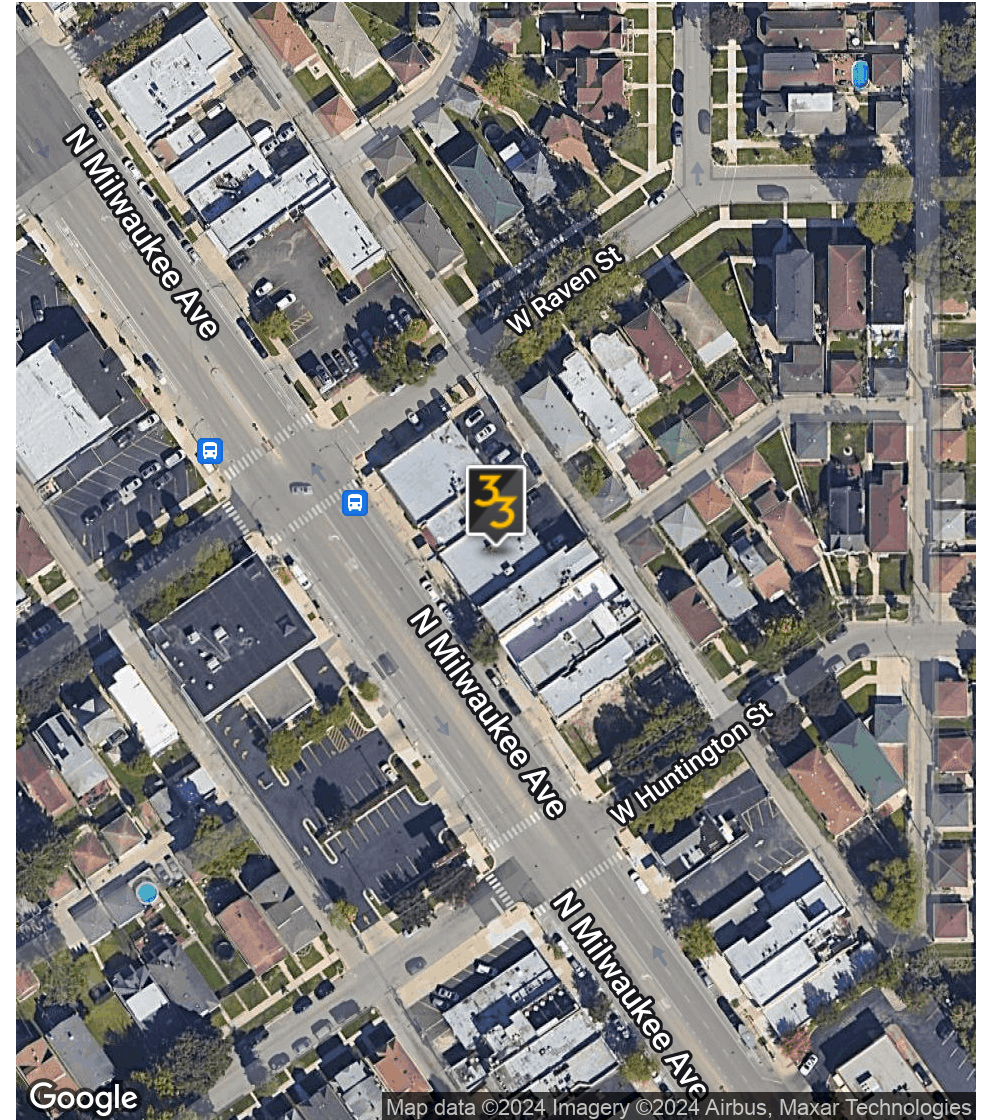
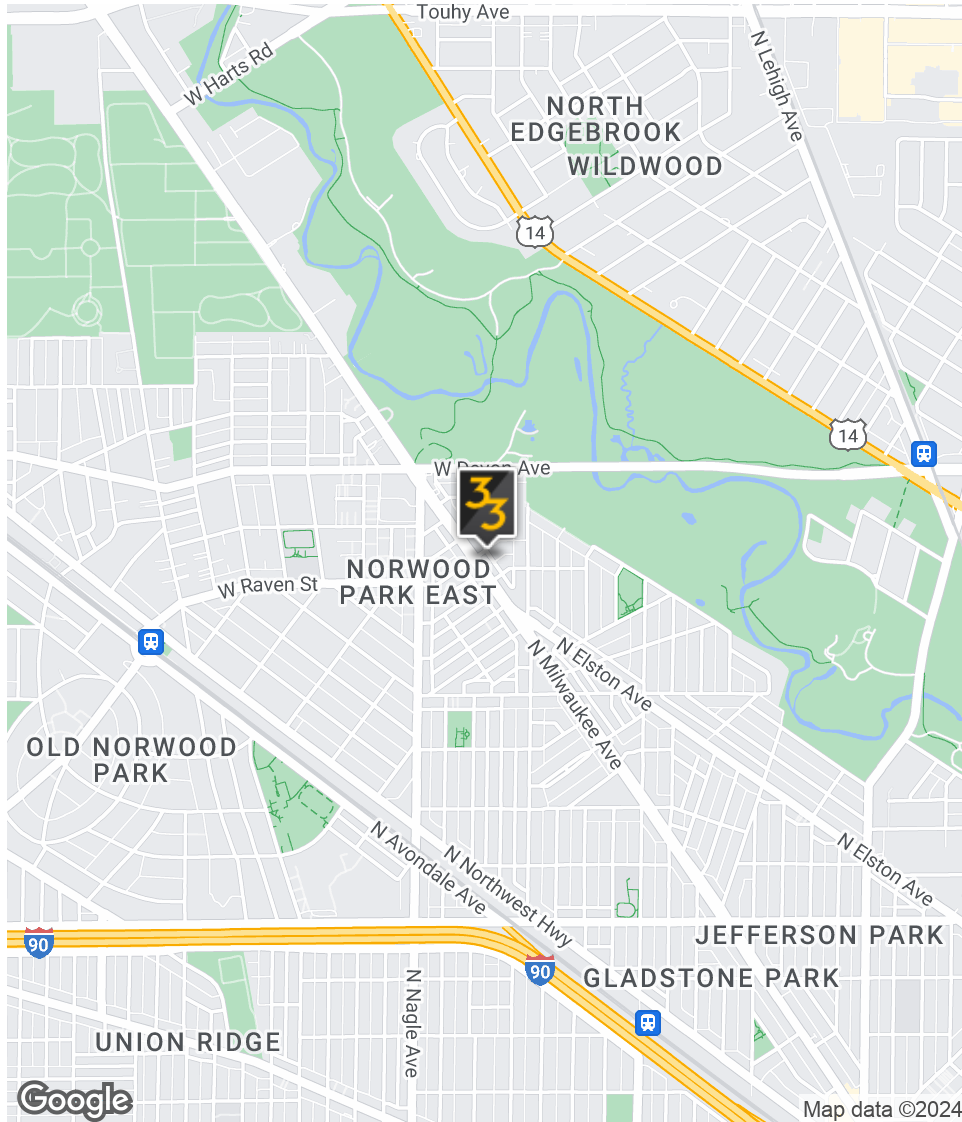
\$20/SF modified gross, with the tenant responsible for: monthly rent, electric, gas, water, and snow removal.

PRESENTED BY: **GENE HART**
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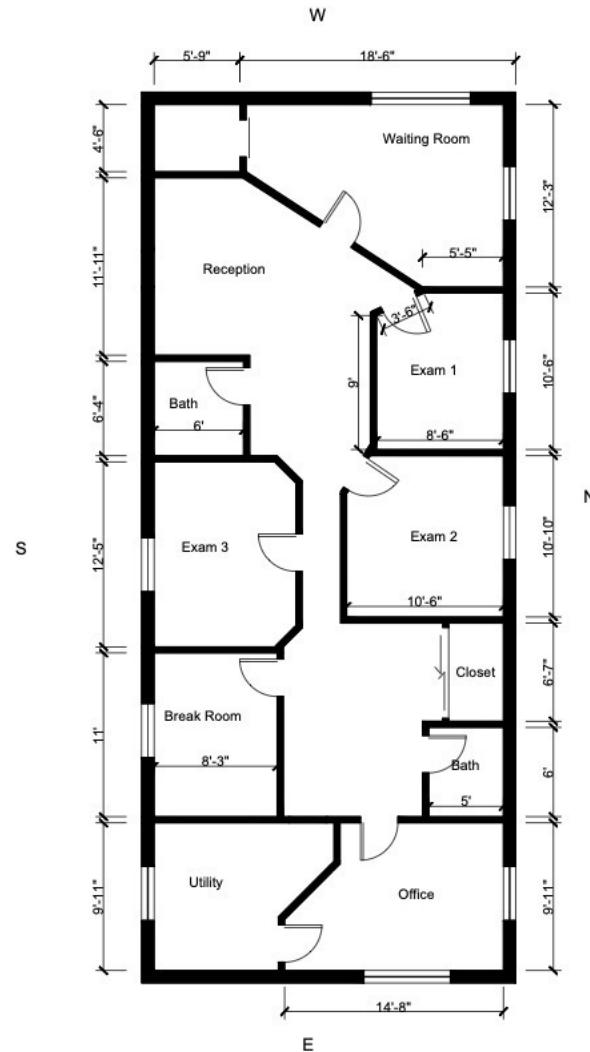


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,217	21,629	49,876
Average Age	35.5	39.9	42.3
Average Age (Male)	32.2	38.0	39.6
Average Age (Female)	41.4	43.2	45.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,622	8,782	20,315
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$155,209	\$115,896	\$109,666
Average House Value	\$417,104	\$371,732	\$371,324

2020 American Community Survey (ACS)

