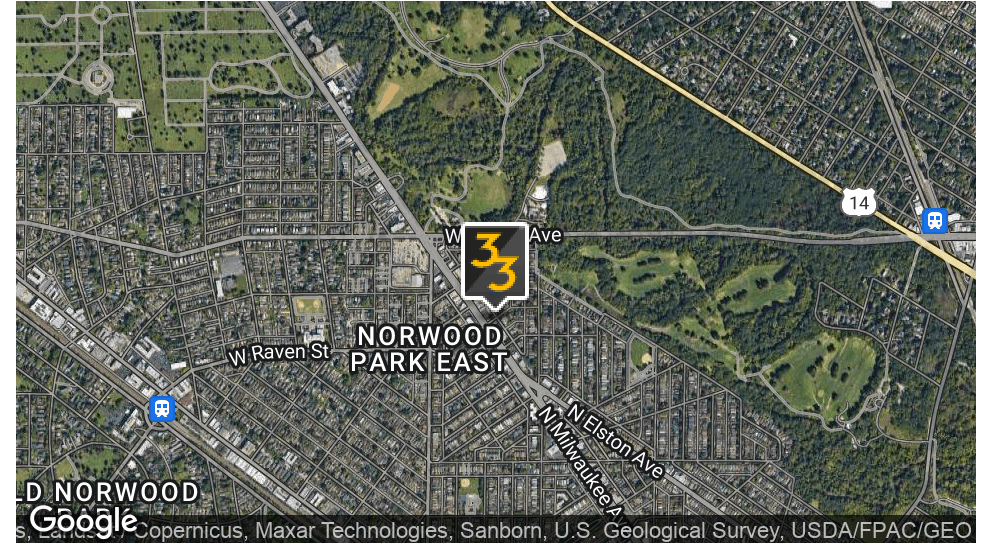


# 6221 N MILWAUKEE - 2,200 SF COMMERCIAL BUILDING

6221 N. MILWAUKEE AVENUE, CHICAGO, IL



## OFFERING SUMMARY

Sale Price:	\$288,000
Lease Rate:	\$20/SF Modified Gross
Building Size:	2,200 SF
Available SF:	2,200
Lot Size:	2,400 SF
Year Built:	1955
Zoning:	B3-1
Market:	Chicago
Submarket:	Norwood Park East

## PROPERTY OVERVIEW

33 Realty is pleased to present for lease and sale 6221 N. Milwaukee, a +/- 2,200 SF single-store commercial building located in the Norwood Park East neighborhood of Chicago. The property was constructed in 1955 and is situated on a 2,400 SF parcel.

Previously utilized by a travel agency, the property has been extensively upgraded for office purposes and also features a rear addition constructed in the 70's. Please see floor plan for property layout.

The building features gas-forced heat & central air, multiple storage closets, in-unit laundry, hardwood flooring, and two bathrooms, one featuring a shower.

The building can be purchased with neighboring properties 6217 & 6219 N. Milwaukee for \$640,000.

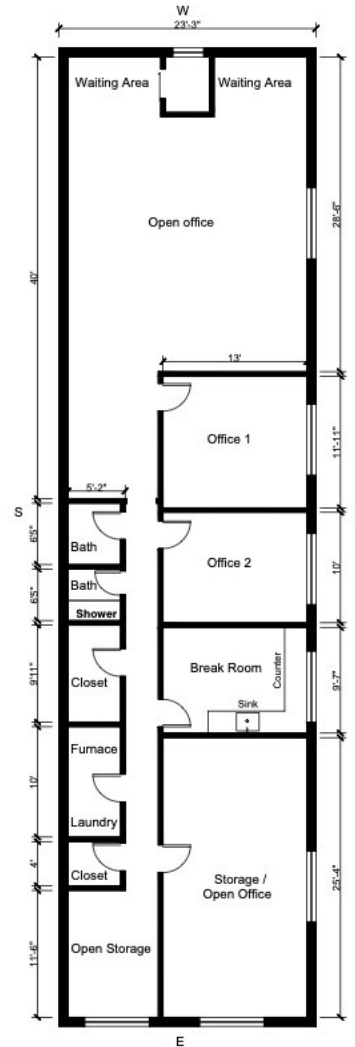
Tenants are responsible for: monthly rent, electric, gas, water, and snow removal.

PRESENTED BY: **GENE  
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[gene.hart@33realty.com](mailto:gene.hart@33realty.com)



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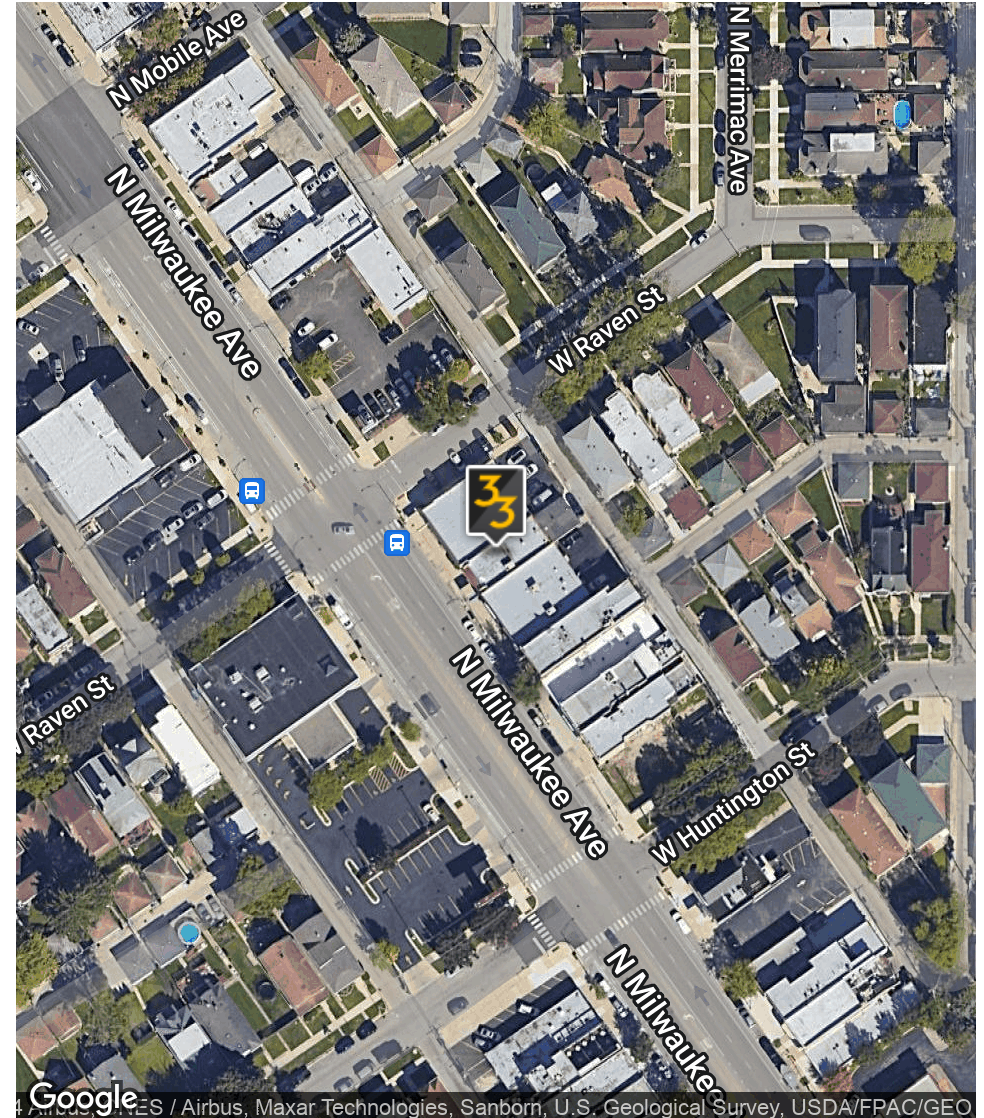
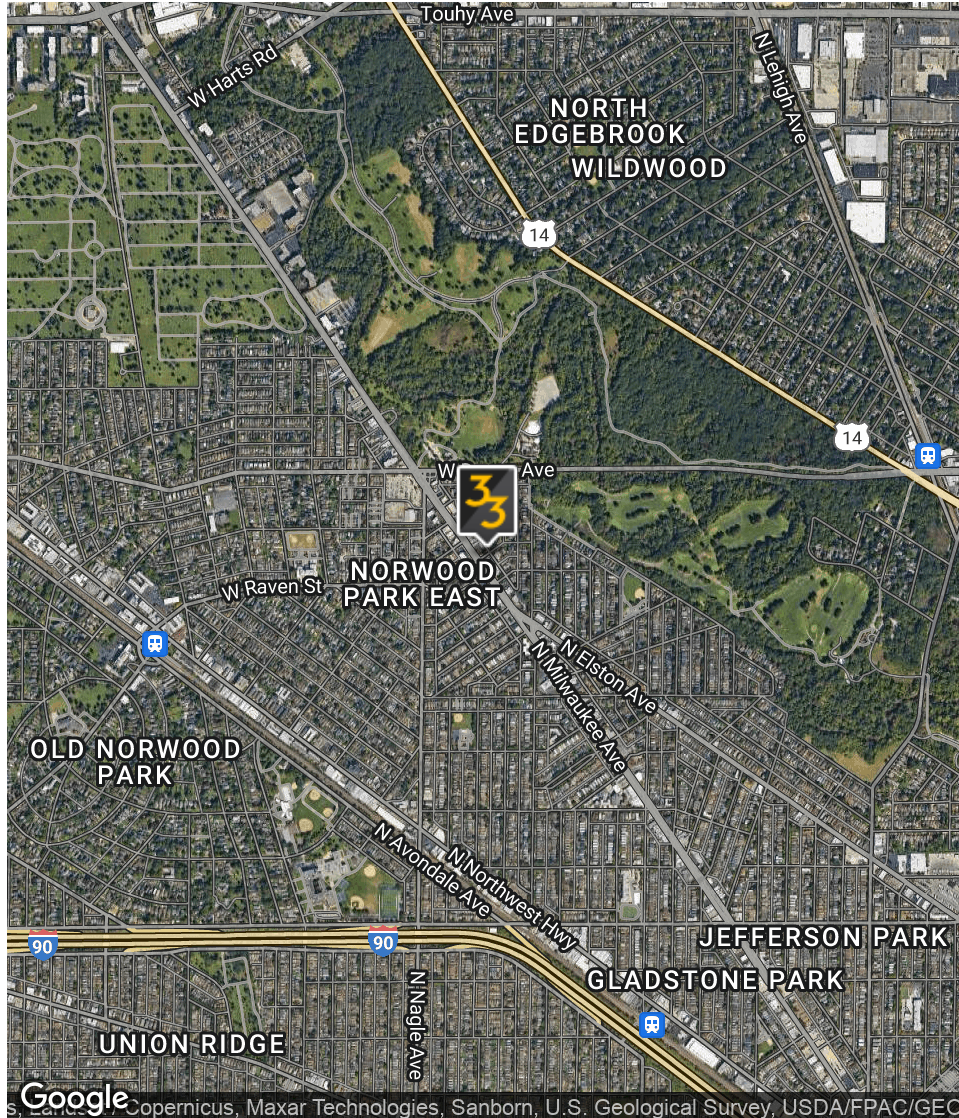
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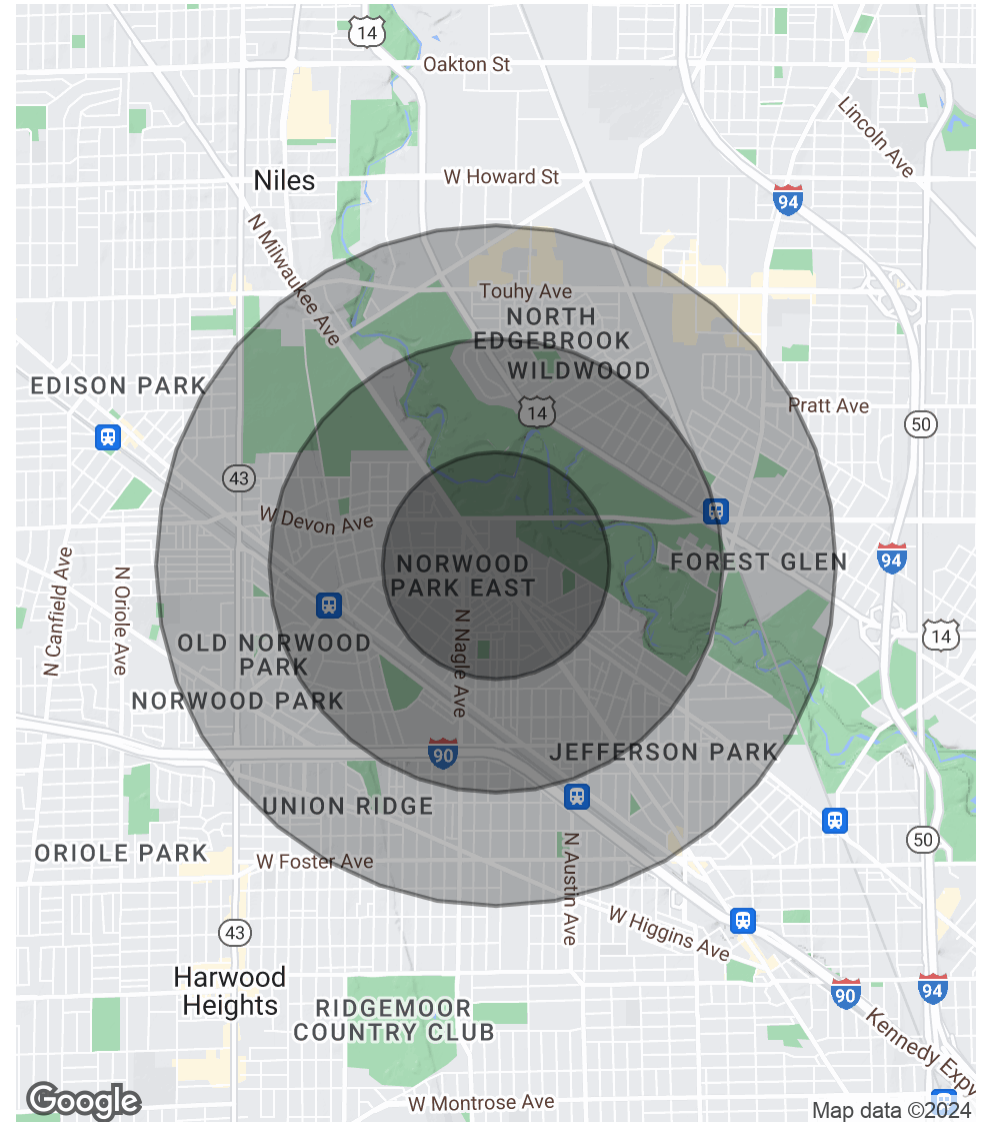
## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,187	21,594	49,775
Average Age	35.5	40.0	42.4
Average Age (Male)	32.1	38.0	39.6
Average Age (Female)	41.5	43.2	45.1

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,614	8,764	20,285
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$155,638	\$115,982	\$109,674
Average House Value	\$417,164	\$371,598	\$371,225

\* Demographic data derived from 2020 ACS - US Census





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