

MIXED-USE FOR SALE

3851 W 26TH ST , CHICAGO, ILLINOIS 60623

3851 W 26th St., Chicago, IL 60623



SALE PRICE:	\$349,999
LOT SIZE:	0.06 Acres
BUILDING SIZE:	3,168 SF
YEAR BUILT:	1906
ZONING:	B3-2

PROPERTY OVERVIEW

KW Commercial is pleased to offer the sale of this Mixed-Unit, Commercial building, with retail storefront use on the lower level and residential use on the upper level. The storefront provides for an ample-size business and the residential feature is composed of two units: 1) a beautiful, full size, large 3-bedroom apartment, and 2) a studio. It is complemented with a full-size basement and a two-car garage. The B3-2 zoning allows for a "Community Shopping" district, in a street which provides an Average Daily Traffic (ADT) of 18,400 vehicles and a Floor Area Ratio (FAR) of 2.2. This building is perfectly placed in the middle of what is considered as Chicago's "Other Magnificent Mile" - the second-highest grossing shopping district in Chicago. At most recent counts, this two-mile stretch on 26th St. brings in \$900MM of annual revenue to the city; second only to the Magnificent Mile along Michigan Ave.

PROPERTY FEATURES

- Retail Storefront
- 2816 SqFt Building
- 2700 SqFt Lot
- One Full Three Bedroom Residential Apartment
- Two Car Garage
- Full Basement

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Each Office Independently Owned and Operated kwcommercial.com

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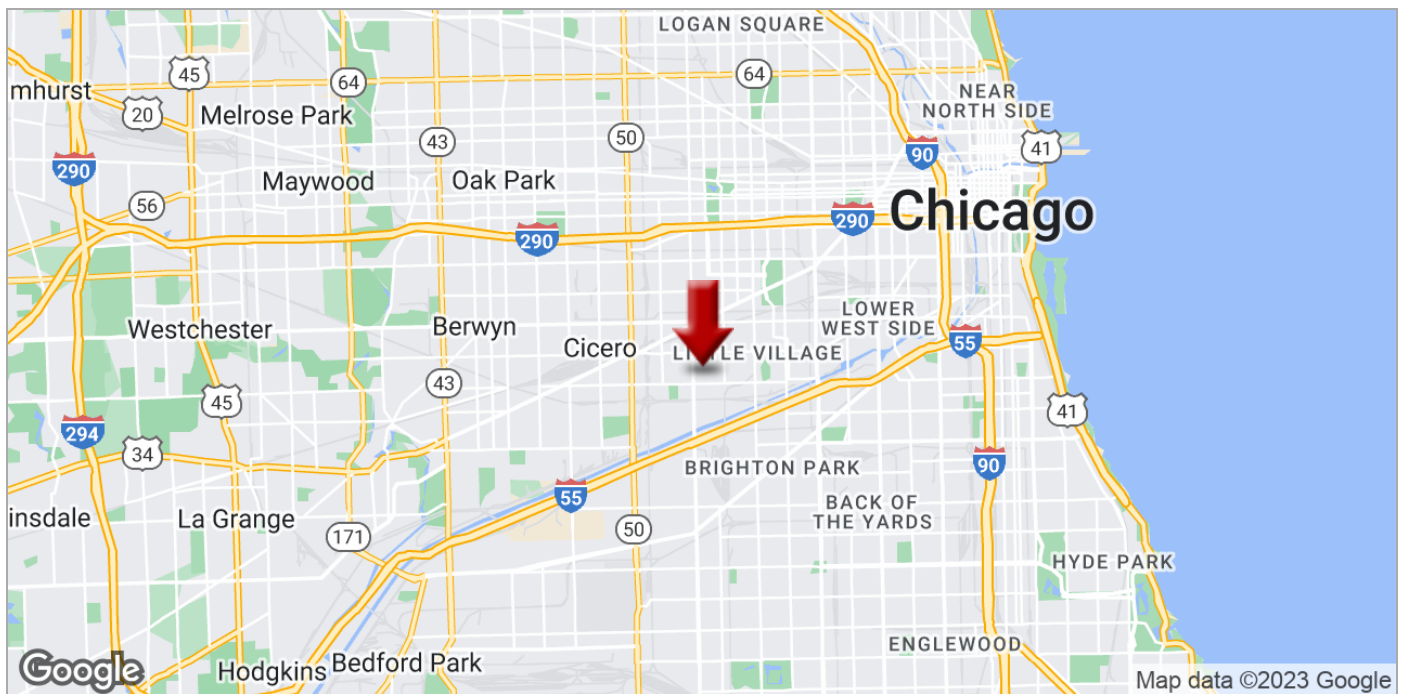
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,057	21,932	59,623
MEDIAN AGE	25.8	26.3	27.1
MEDIAN AGE (MALE)	26.2	26.2	26.2
MEDIAN AGE (FEMALE)	25.6	27.0	28.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,365	5,093	15,520
# OF PERSONS PER HH	4.4	4.3	3.8
AVERAGE HH INCOME	\$48,217	\$48,547	\$42,820
AVERAGE HOUSE VALUE	\$219,137	\$213,061	\$219,355
RACE	0.25 MILES	0.5 MILES	1 MILE
% WHITE	44.3%	45.2%	41.0%
% BLACK	2.4%	4.5%	17.6%
% ASIAN	0.0%	0.0%	0.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	51.7%	49.3%	40.4%
ETHNICITY	0.25 MILES	0.5 MILES	1 MILE
% HISPANIC	96.4%	93.5%	79.8%

* Demographic data derived from 2020 ACS - US Census

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