

# MIXED USE WITH RETAIL & 3 APARTMENTS

6341 W. BELMONT AVENUE  
CHICAGO, IL 60634

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# Property Summary



## OFFERING SUMMARY

Minimum Bid:	\$363,001
Cap Rate:	7.99%
NOI:	\$29,000
Lot Size:	Approx. 3,150 SF
Building Size:	Approx. 3,372 SF
PIN #:	13-29-100-012-0000
Taxes 2017:	\$6,298.82
Zoning:	B3-1

## PROPERTY OVERVIEW

Mixed use with a retail tenant on first floor and 3 rental apartments on second floor. Leases in place through 2019 with renewals anticipated.

## PROPERTY HIGHLIGHTS

- Online Auction
- Minimum Bid/Published Reserve Price: \$363,001.00 Plus 6% Buyer's Premium
- Cooperating Broker's Commission: 2%
- Pre-Auction Bids Highly Encouraged!



# Additional Photos

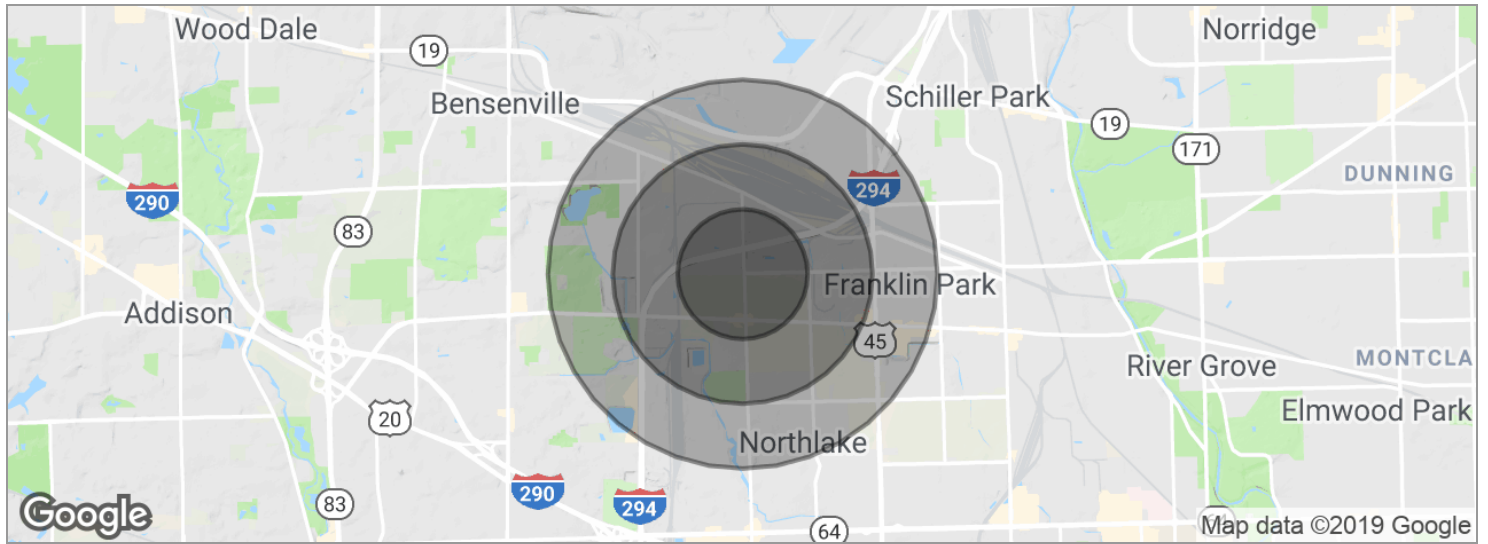


# Location Maps





# Demographics Map



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total population	11,726	46,223	106,050
Median age	35.0	36.2	35.7
Median age (Male)	32.5	33.8	33.6
Median age (Female)	36.7	38.1	37.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total households	3,676	14,712	33,575
# of persons per HH	3.2	3.1	3.2
Average HH income	\$64,297	\$64,065	\$62,206
Average house value	\$323,857	\$323,454	\$314,142

\* Demographic data derived from 2010 US Census

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