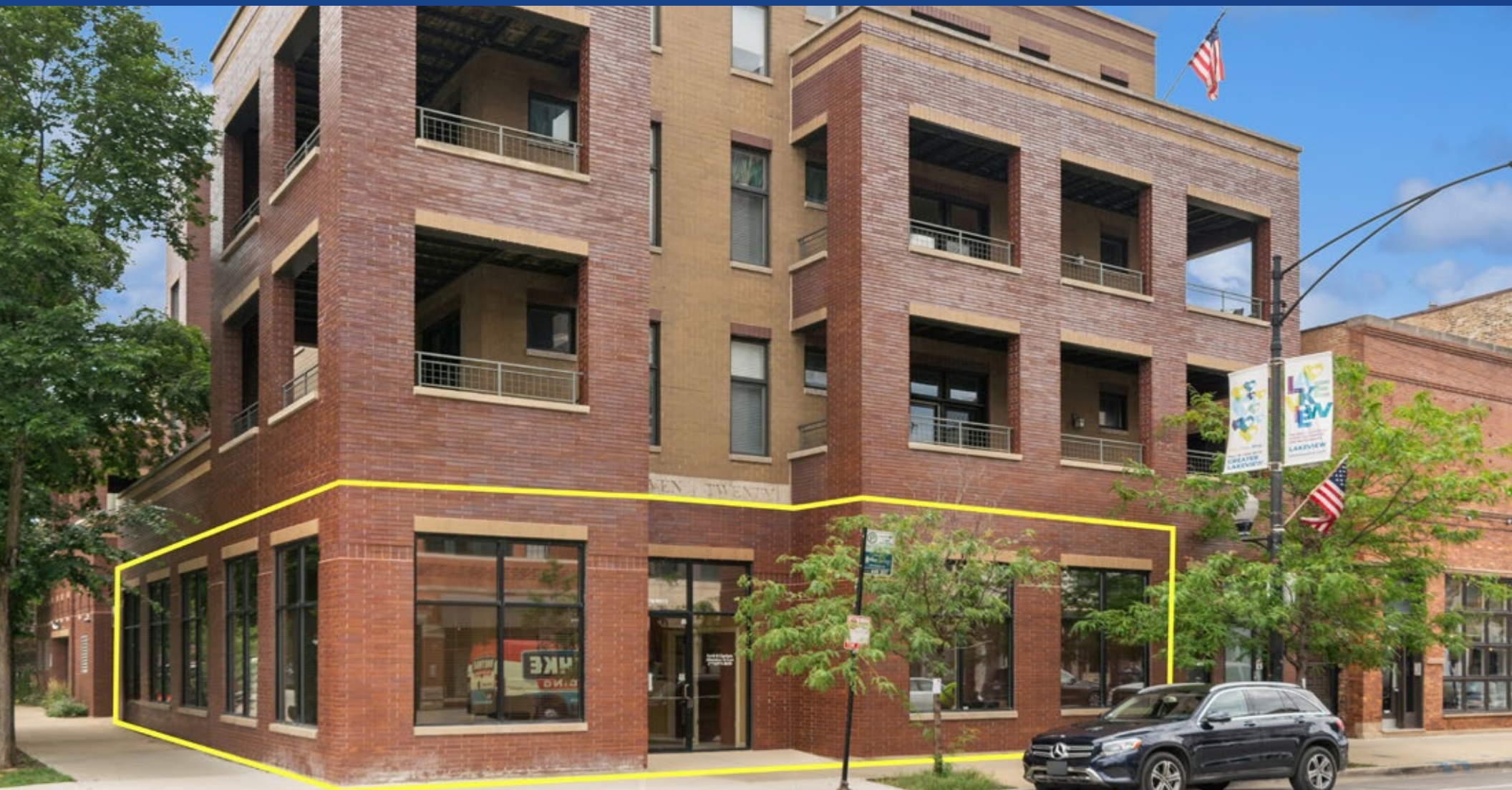


FOR SALE – RETAIL / OFFICE / MEDICAL CONDO

1120 W. Belmont Avenue

CHICAGO, IL 60657



CHUCK WHITLOCK
Baum Realty Group
312.275.3133
chuck@baumrealty.com

DANIEL OTTO
Compass
773.425.7080
daniel.otto@compass.com

COMPASS  **BAUM**
REALTY GROUP

AVAILABLE SPACE

2,902 SF

PROPERTY HIGHLIGHTS

- + Commercial condo space available for sale located at the hard corner of Belmont & Clifton
- + 55 feet of frontage along Belmont Avenue
- + Highly visible with incredible foot and vehicular traffic on Belmont Avenue
- + Currently configured as office space with eight private offices, conference room, and a break room / kitchenette
- + Easily converted to medical or rational retail space



DEMOGRAPHIC SUMMARY

	.25 Mi	.5 Mi	1 Mi
Est. Population	5,980	23,445	105,822
Adj. Daytime Population	3,978	21,941	78,340
Est. Households	2,893	11,772	58,553
Est. Average Household Income	\$233,949	\$207,569	\$171,781

ASKING PRICE:

\$665,000

ZONING:

B3-2

2023 TAXES:

\$21,585

HOA DUES:

\$215 / month

CHUCK WHITLOCK

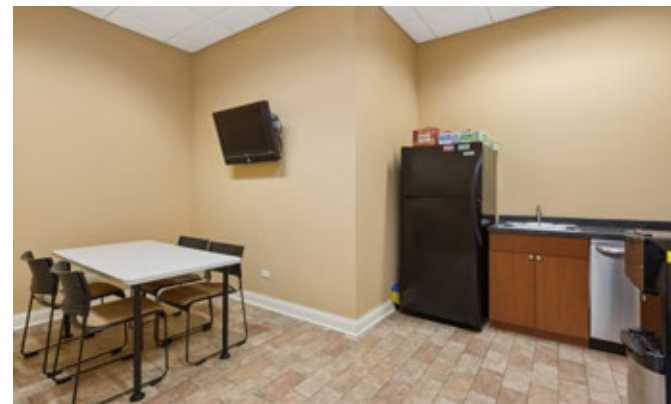
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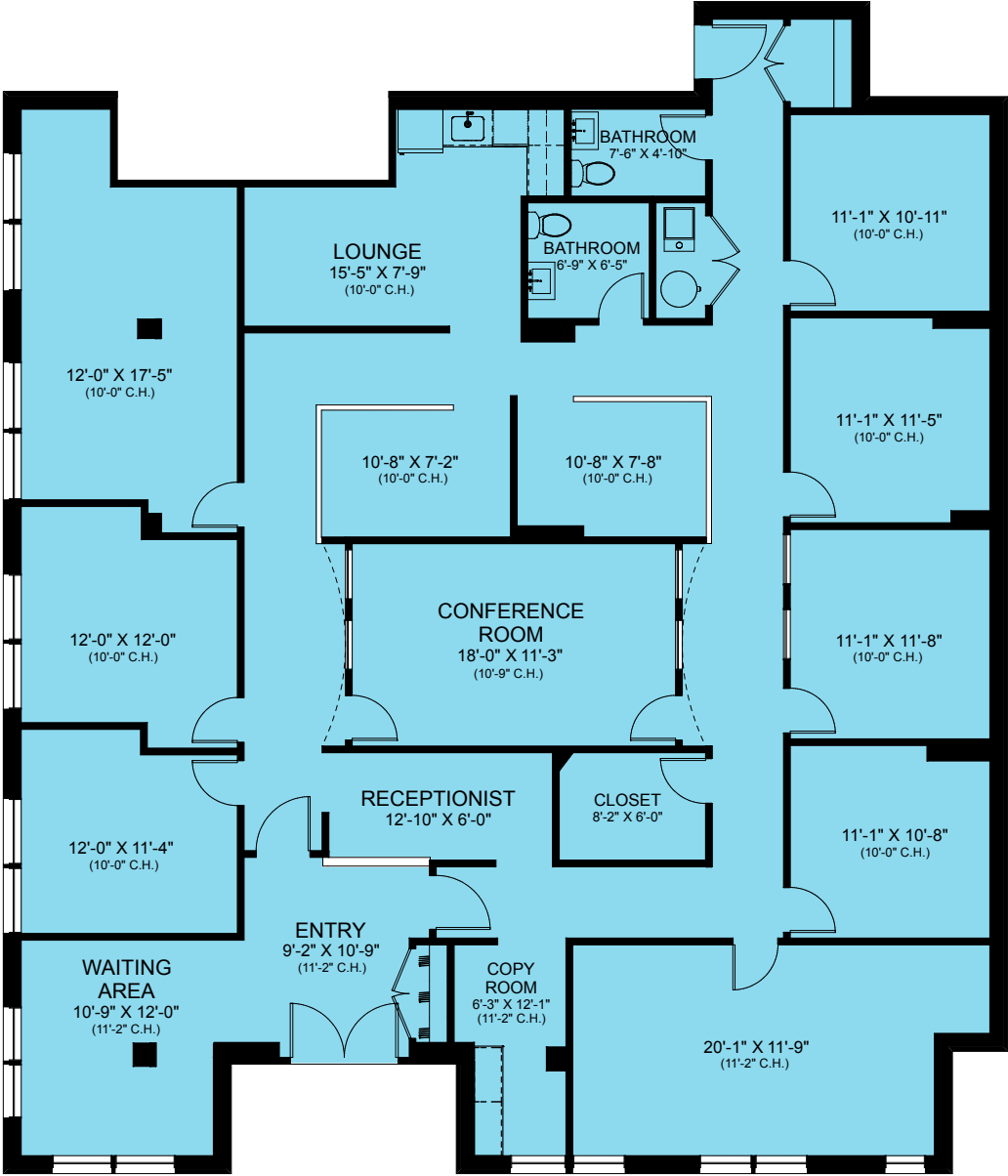
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2,902 SF
AVAILABLE



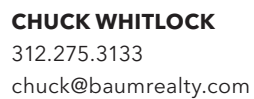
CLIFTON AVENUE



BELMONT AVENUE

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