

2004 W. Roscoe Street

Chicago, IL 60618 | Roscoe Village

For Sale

Mixed-Use Building



- ▶ Rare opportunity to own income producing mixed-use building in the heart of Roscoe Village
- ▶ NOI \$76K with upside getting the apartments to market rent
- ▶ Ground level commercial space has a recently signed 3-year lease with an art gallery
- ▶ Two 3 bed / 1 bath apartments
- ▶ In-unit washer / dryer
- ▶ Opportunity to expand the back of the building or add a garage
- ▶ 48 hours advanced notice required for showings

DEMOGRAPHICS			
	.25 MILES	.5 MILES	1 MILE
Estimated Population	4,373	17,066	55,746
Est. Daytime Population	2,039	10,087	41,906
Estimated Households	1,951	7,790	25,471
Est. Average HHI	\$163,271	\$163,899	\$153,188

CHUCK WHITLOCK
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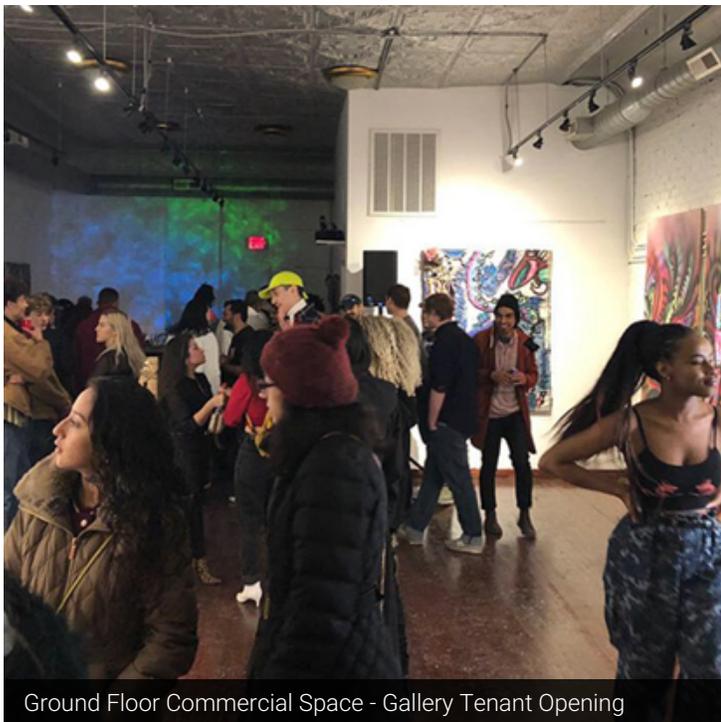
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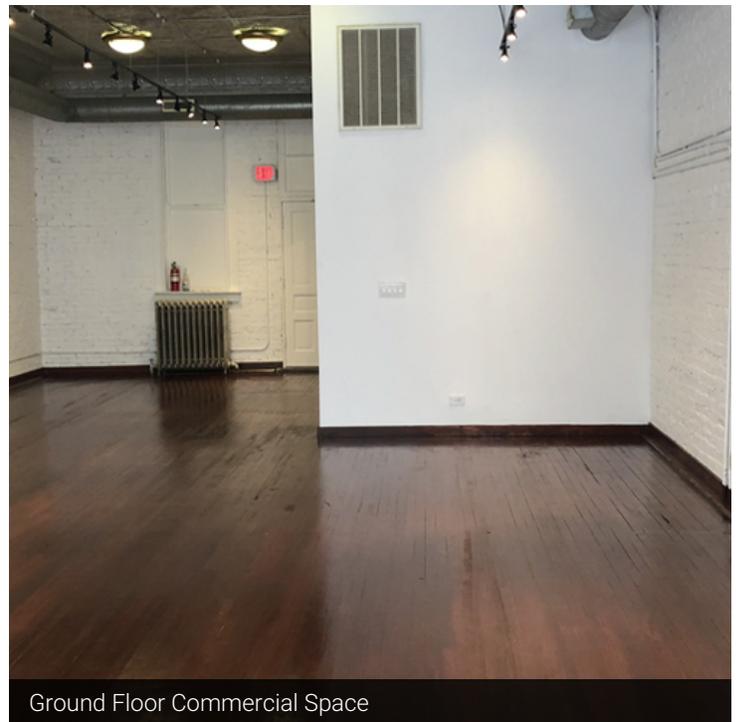
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Ground Floor Commercial Space



Ground Floor Commercial Space - Gallery Tenant Opening



Ground Floor Commercial Space

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Kitchen - 2nd Floor Unit



Dining Room - 2nd Floor Unit



Bathroom - 2nd Floor Unit



Living Room - 2nd Floor Unit

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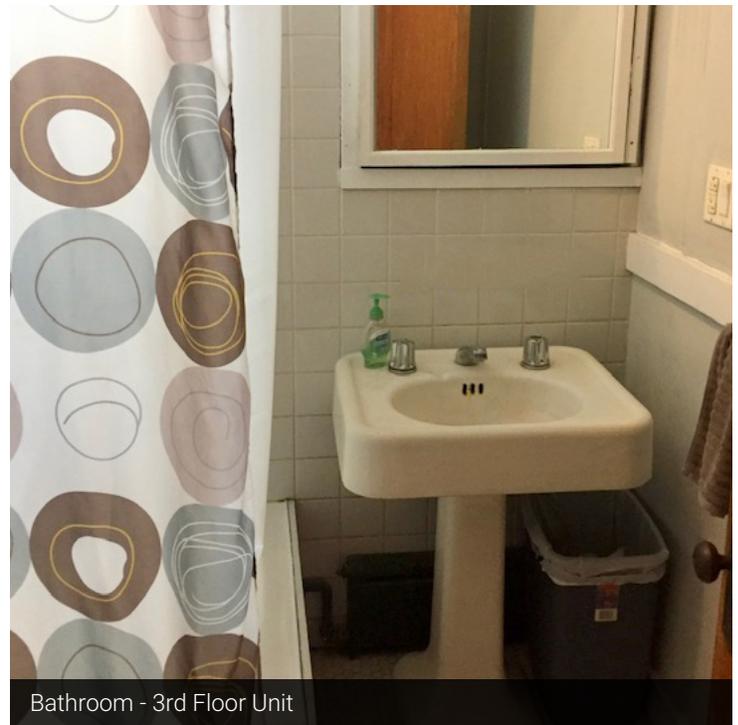
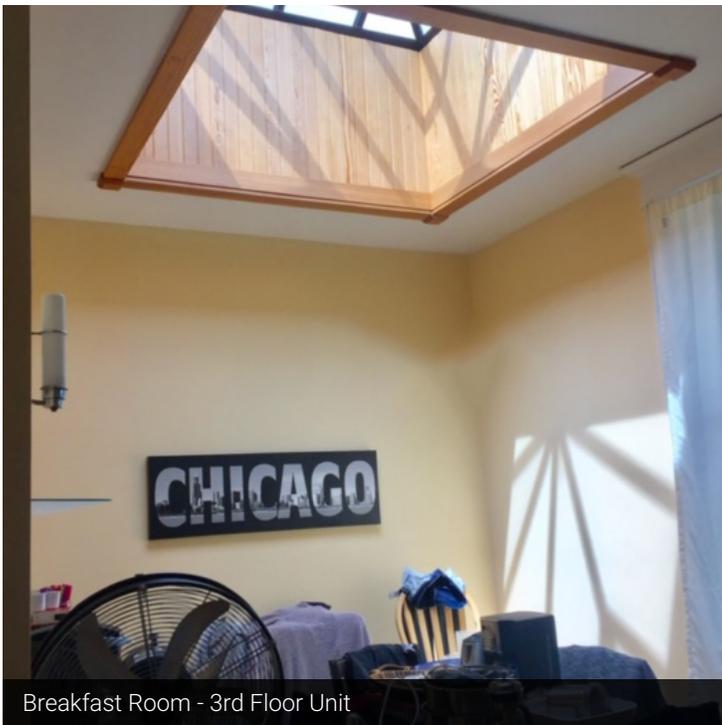
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PET SUPPLIES "PLUS"

TRADER JOE'S

Blue Sky Bakery

Yindee Restaurant

Cafe Orchid

DUNKIN'

Burrito House

Roscoe Village Pub

Bartoli's Pizzeria

Smile Cleaners

Kite String Cantina

Hot Woks Cool Sushi

Roscoe Village Bikes

2004 W. Roscoe St

Paulina Market

Dip and Sip Donuts



Lush Wine & Spirits

John's Place

Commonwealth Tavern

Le Sud

Reveler

Loba Pastry + Coffee

Piazza Bella

Kitsch'n on Roscoe



JIMMY JOHN'S

The Region



Orange Restaurant

Village Tap

WINTRUST

W Melrose St

Man-Jo-Vin's

Tonys Burrito MEX



Aquatic World

The Lazy Dog Antique Store

Google

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