



## OUTSTANDING INVESTMENT OPPORTUNITY FULLY LEASED RETAIL / OFFICE BUILDING FOR SALE

3118 N. Harlem Avenue, Chicago IL 60634



### OVERVIEW

- 6,000 SF building
- Fully leased until 12/31/30
- 0.28 AC site including 22 car parking lot
- Desirable Belmont Heights neighborhood
- Harlem & Belmont Avenues
- CTA #90 Harlem bus stop in front
- Prominent Signage
- Across from Open MRI & Presence Health Care in active retail/medical area
- \$1,300,000 Sale Price
- NOI \$70,428
- Zoned B-2
- 29<sup>th</sup> Ward / Alderman Taliaferro
- 2021 taxes \$31,418.52; 3 PINs
- Over 21,000 vehicles per day
- Contact brokers to schedule showings or for additional information re lease terms

**kw ONEChicago**

KELLERWILLIAMS.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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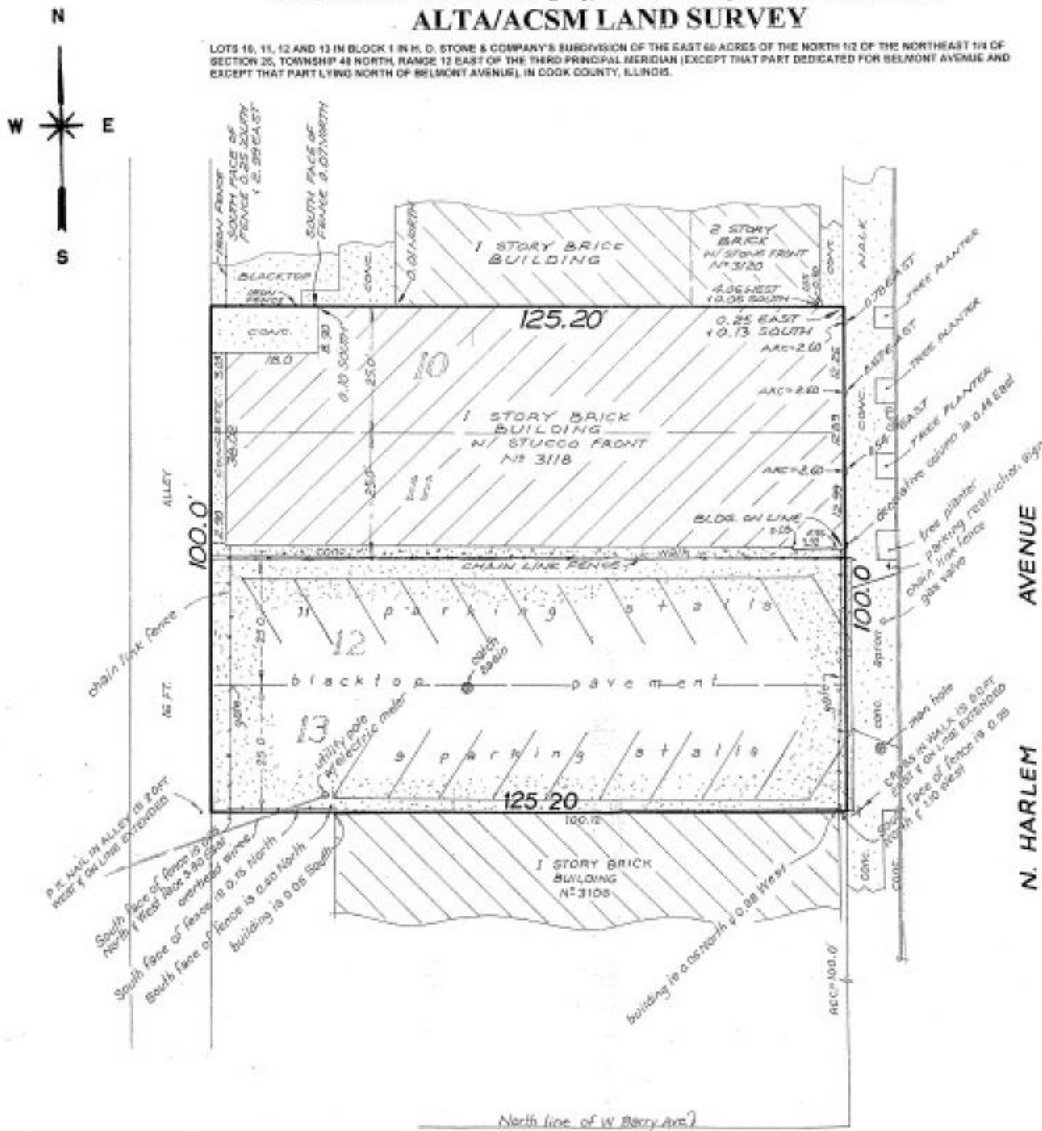
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## CERTIFIED SURVEY, INC.

Phone: 847-823-9500 315 S. Northwest Highway, Suite 50, Park Ridge, IL 60068 Fax: 847-823-9502

### ALTA/ACSM LAND SURVEY

LOTS 10, 11, 12 AND 13 IN BLOCK 1 IN H. D. STONE & COMPANY'S SUBDIVISION OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DEDICATED FOR BELMONT AVENUE AND EXCEPT THAT PART LYING NORTH OF BELMONT AVENUE), IN COOK COUNTY, ILLINOIS.



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