



Offering Memorandum



Cawthon-Labriola Group
SVN CHICAGO COMMERCIAL

3012 N Laramie | Chicago, IL

PROPERTY SUMMARY

5-UNIT MIXED-USE BUILDING

3012 NORTH LARAMIE AVENUE
CHICAGO, IL 60641

OFFERING SUMMARY

SALE PRICE:	\$725,000
UNITS:	5
BUILDING SIZE:	8,550 SF
LOT SIZE:	6,250 SF
ZONING:	B1-1

PROPERTY SUMMARY

Five unit mixed use building consisting of two ground floor retail spaces and three apartments above. The retail storefront are currently combined for the use a single business, but can be seamlessly separated. The retail unit features black iron in the kitchen, open floor pan retail, a partial basement, and dedicated storage. The three apartments above are all 2 bed 1 bath units, and are occupied by tenants on month to month leases. The property also provides three rear parking spaces, including one garage space and two surface spots.



LOCATION DESCRIPTION

Located in Chicago's Belmont Cragin neighborhood on the city's northwest side, the property benefits from a dense residential base and an established commercial corridor. The area is characterized by a mix of single-family homes and multifamily buildings, supporting consistent demand for both housing and neighborhood retail. Belmont Cragin is anchored by strong local businesses, service-oriented retail, and steady foot and vehicle traffic along key thoroughfares. The neighborhood also offers access to nearby green space including Riis Park, contributing to long-term residential stability and tenant retention.

PROPERTY HIGHLIGHTS

- Black Iron Installed
- Spacious Retail Unit
- Modern Apartments
- Garage Parking
- Drive In Door
- 11,600 VPD
- Owner User Potential
- Value Add Opportunity



Spacious Retail Unit



Black Iron Kitchen



Modern Apartments

PROPERTY DETAILS

SALE PRICE \$725,000

LOCATION INFORMATION

BUILDING NAME 5-Unit Mixed-Use Building

STREET ADDRESS 3012 North Laramie Avenue

CITY, STATE, ZIP Chicago, IL 60641

COUNTY Cook

MARKET Chicago

SUB-MARKET Belmont Cragin

BUILDING INFORMATION

BUILDING SIZE 8,550 SF

OCCUPANCY % 100.0%

TENANCY Multiple

NUMBER OF FLOORS 2

YEAR BUILT 1928

PROPERTY INFORMATION

PROPERTY TYPE Mixed-Use

ZONING B1-1

LOT SIZE 6,250 SF

APN # 13-28-115-033 & 034-0000

PARKING & TRANSPORTATION

PARKING TYPE Structure

NUMBER OF PARKING SPACES 3

TAXES & VALUATION

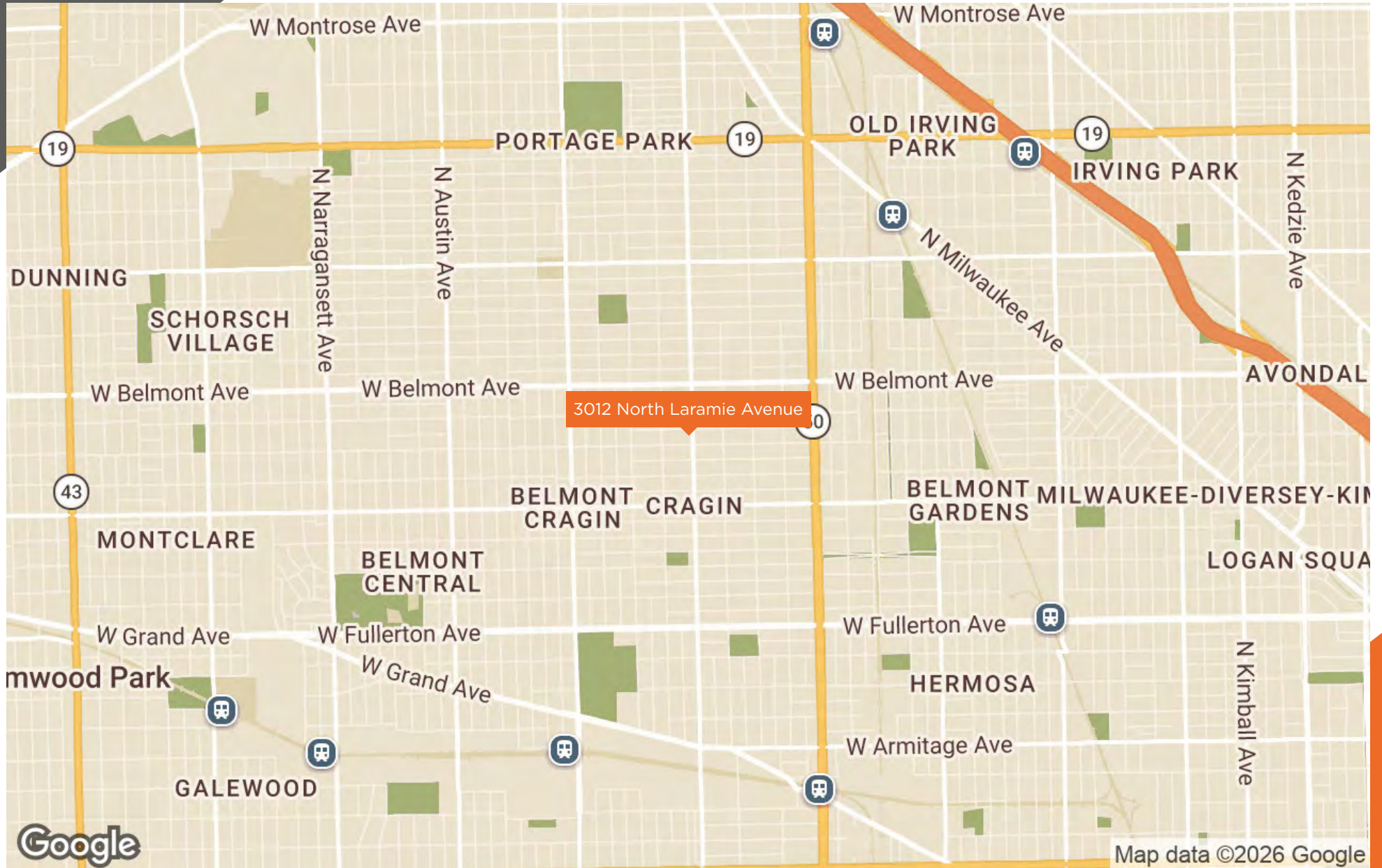
TAXES (2024) \$11,309.48

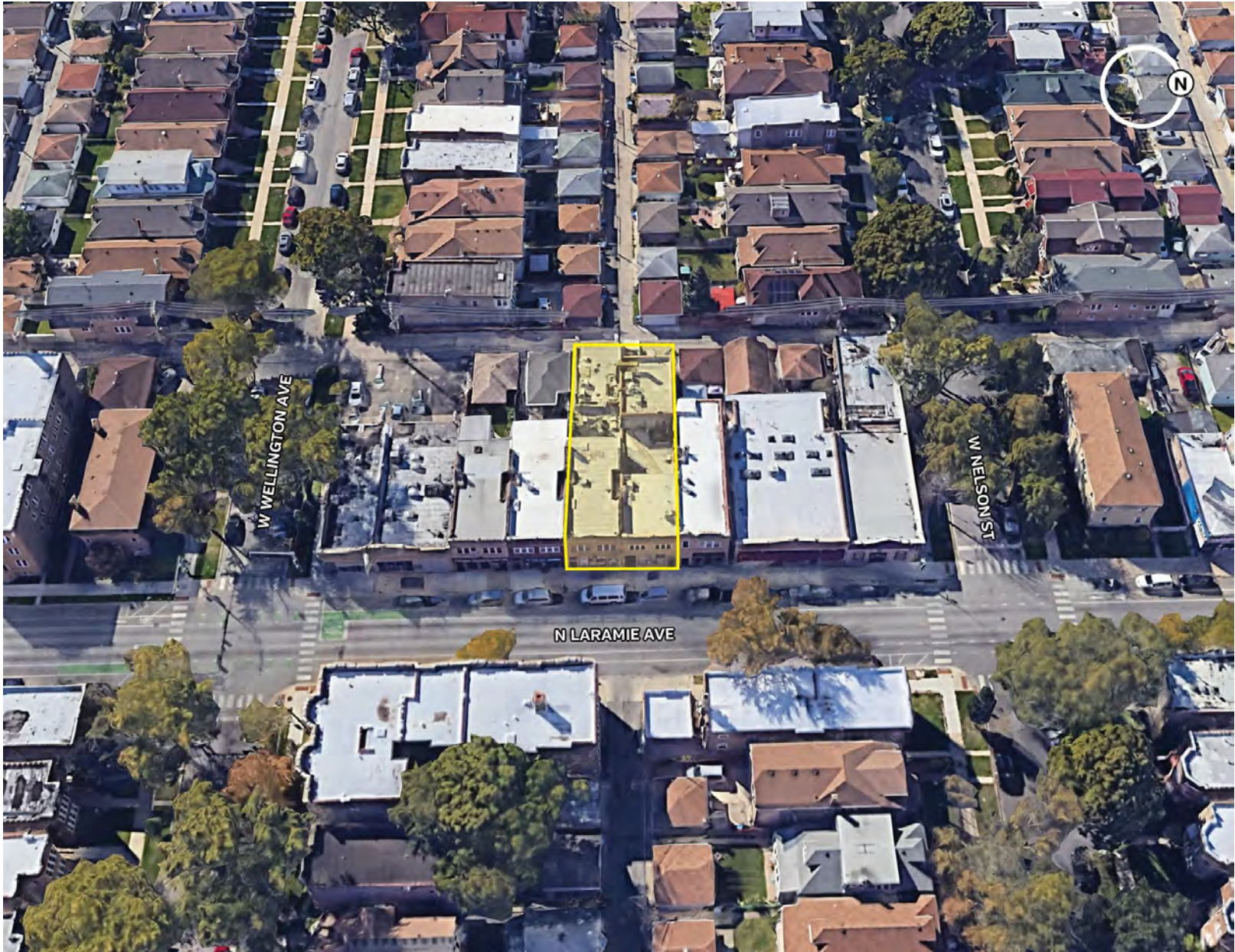
TAXES PER SF \$1.32

INTERIOR PHOTOS

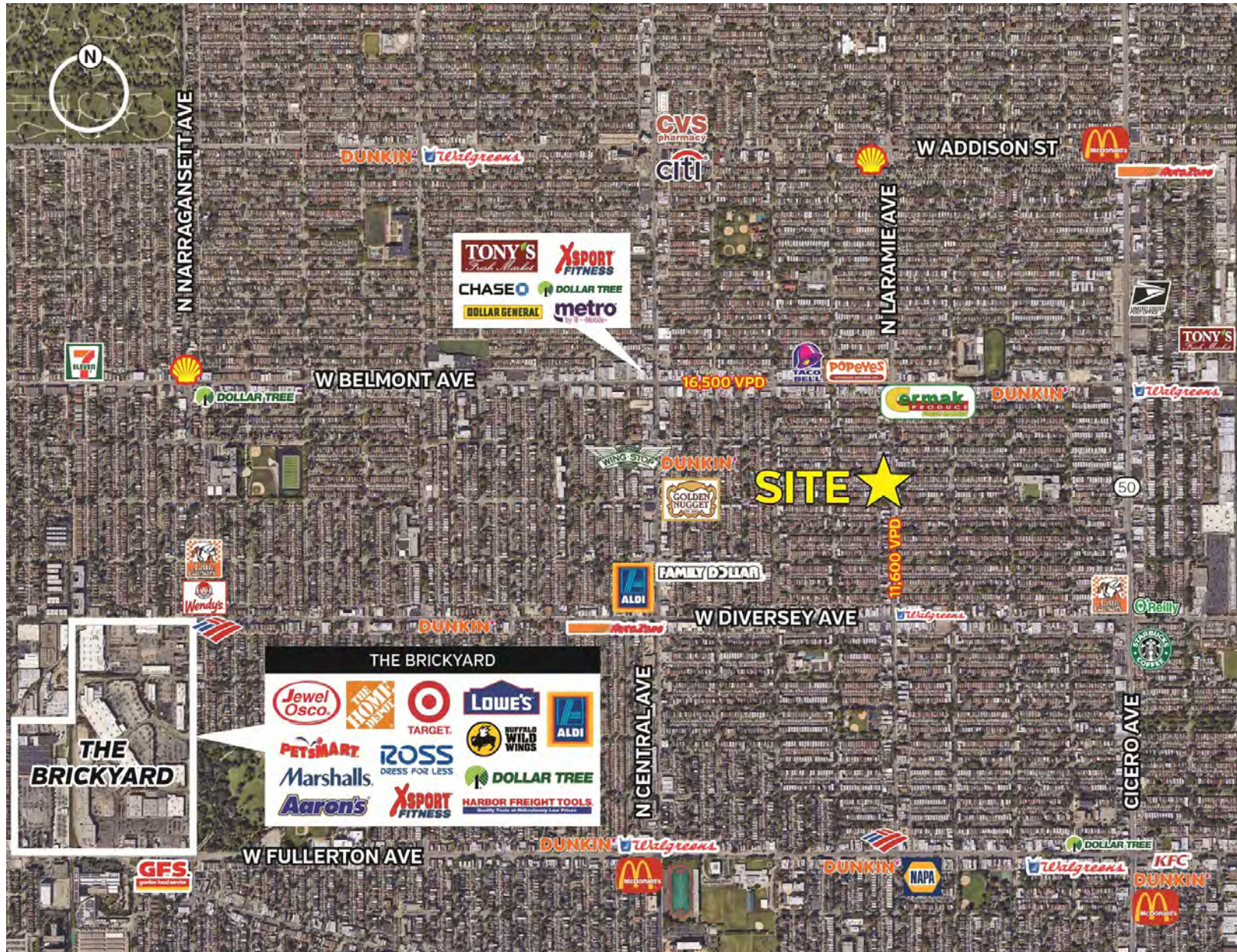


REGIONAL MAP





RETAILER MAP



RENT ROLL

SUITE	TENANT NAME	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
2A	-	-	-	-
2B	-	-	-	-
2C	-	-	-	-
3012 Retail (Owner Occupied)	-	-	-	-
3014 Retail (Owner Occupied)	-	-	-	-
TOTALS		0%	\$0.00	\$0

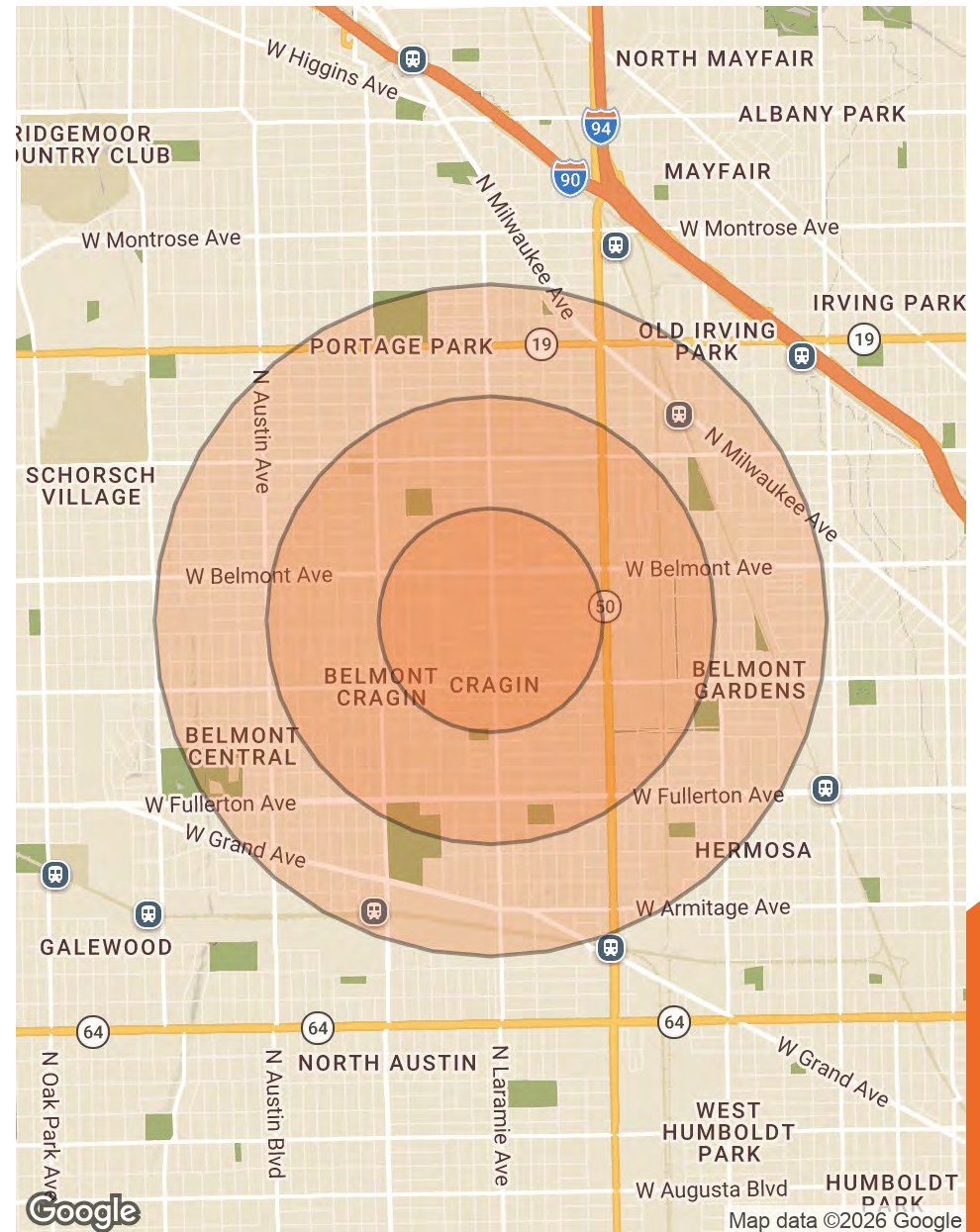
AVERAGES

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	16,939	63,632	125,667
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	34.3	34.4	34.4
AVERAGE AGE (FEMALE)	35.9	35.6	35.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,491	20,618	41,257
# OF PERSONS PER HH	3.1	3.1	3
AVERAGE HH INCOME	\$94,239	\$89,463	\$92,818
AVERAGE HOUSE VALUE	\$350,077	\$356,277	\$363,315

2020 American Community Survey (ACS)





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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

MEET THE TEAM



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