

**Retail/Stores**Status: **PCHG**Area: **8017**Address: **7716 W Belmont Ave, Chicago, IL 60634**Directions: **Belmont Ave West of Harlem Ave to 7700 block Borders to Elmwood Park**

Sold by:

Closed Date:

Off Mkt Date:

Township: **Jefferson**Zoning Type: **Retail**Actual Zoning: **B3-1**Subtype: **Neighborhood Storefront**Lot Dimensions: **75x108**Apx. Tot. Bldg SF: **1725**Land Sq Ft: **8100**

Net Rentable Area:

MLS #: **12703006**List Date: **07/13/2026**List Dt Rec: **07/13/2026**Mkt. Time (Lst./Tot.): **46/46**

Contract:

Concessions:

Unincorporated: **No**

Subdivision:

Year Built: **1960**

Relist:

List Price Per SF: **\$150.14**Sold Price Per SF: **\$0**Lot Size Source: **Survey**# Stories: **One**

Gross Rentbl. Area:

Tenants:

Estimated Cam/SF:

List Price: **\$259,000**Orig List Price: **\$289,000**

Sold Price:

Rented Price:

Lease Price SF/Y:

Mthly. Rnt. Price:

Ann. Passthru. \$/SF:

County: **Cook**PIN #: **12243290300000**Multiple PINs: **No**Min Rentbl. SF: **1725**Max Rentbl. SF: **1725**# Units: **1**Unit SF: **1725**Lease Type: **N/A**

Est Tax per SF/Y:

Remarks: **One Story Neighborhood retail store Approx 1,725 Sqft. Interior size: 23Ft. x 75Ft. Open & spacious floor plan ADA Bathroom, Office & Storage room Furnace Appx. 5years - New A/C Roof 10 years Highly high traffic commercial location just of corner of Belmont Ave & Overhill Ave Currently occupied by Societa Maria SS Addolorata Mola di Bari members Street parking, as well two designated parking spaces back of building! 200 amps Breaker Box Ideally uses for: Retail, Office, Medical Restaurant, or private User, Investor**

Frontage Acc: **City Street**Current Use: **Commercial**

Known Encumbrances:

Location: **High Traffic Area**# Drive in Doors: **0**# Trailer Docks: **0**Ceiling Height: **9'**Gas Supplier: **Nicor Gas**Electric Supplier: **Commonwealth Edison**Construction: **Brick**Exterior: **Brick**Foundation: **Concrete**Roof Structure: **Flat**

Roof Coverings:

Docks:

Parking Spaces:

Indoor Parking:

Outdoor Parking: **Parking-Street**

Parking Ratio:

Extra Storage Space Available: **Yes**

Misc. Inside:

Floor Finish:

Air Conditioning: **Central Air**Electricity: **Circuit Breakers, 101-200 Amps, 220 Volts**Heat/Ventilation: **Forced Air, Gas**Fire Protection: **Hydrants On Site**

Water Drainage:

Utilities To Site:

Tenant Pays:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info:

Sale Terms: **Conventional, Cash Only**Possession: **Closing****Financial Information**

Gross Rental Income:

Annual Net Operating Income: **\$0**Real Estate Taxes: **\$10,949.45**Tax Year: **2024**Special Assessments: **No**Fuel Expense (\$/src): **/**Trash Expense (\$/src): **/**

Operating Expense Includes:

Individual Spaces (Y/N): **Yes**

Total Income/Month:

Net Operating Income Year:

Total Annual Expenses:

Expense Source:

Frequency: **Not Applicable**Electricity Expense (\$/src): **/**Insurance Expense (\$/src): **/**Total Building (Y/N): **Yes**

Total Income/Annual:

Cap Rate:

Expense Year:

Loss Factor:

Water Expense (\$/src): **/**Other Expense (\$/src): **/****Broker Private Remarks:**Does seller agree to display on VOW?: **Yes**VOW AVM: **Yes**Listing Type: **Exclusive Right to Sell**Does seller agree to display online / Comments on IDX? : **Yes / Yes**Information: **None**Showing Inst: **Showing instruction: Monday thru Sunday from 11:30 am 2:30 pm**Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**

CoList Broker:

Remarks on Internet?: **Yes**VOW Comments/Reviews: **Yes**Address on Internet: **Yes**

Call for Rent Roll Info:

Cont. to Show?:

Broker Owned/Interest: **No**Lock Box: **None**Expiration Date: **03/05/2027**

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12703006

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 08/27/2026 12:40 PM

7716 W Belmont Ave , Chicago, IL 60634

LP: \$259,000

SP:

RP:

RNP:

**PROPERTY INFORMATION**

Type: [Retail/Stores](#) Status: [PCHG](#)
MLS #: [12703006](#) Area: [8017](#)
Parking Spaces: Land Sq Ft:
Zoning: [Retail / S](#) Approx Bus Sq Ft:
Gross Annual Sales: Adjusted Net Income:
Stories: [One](#)
Approx Total Bldg Sq Ft: [1725](#)
Lot Dimensions: [75x108](#)
Total Annual Income:
Total Annual Expenses:
Net Operating Income: [\\$0](#)
Directions: [Belmont Ave West of Harlem Ave to 7700 block Borders to Elmwood Park](#)



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