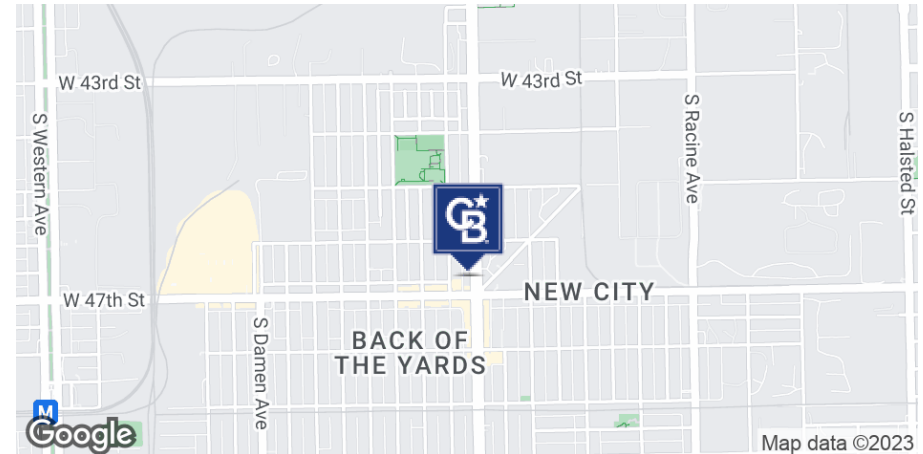


FOR SALE

4640 S ASHLAND AVE

4640 S Ashland Ave Chicago, IL 60609



PROPERTY DESCRIPTION

Prime User/Investor Opportunity in Chicago, IL. Available for sale is a retail storefront building with frontage on Ashland Ave, 22,052 vehicles per day. Location is just north of a signaled intersection and surrounded by abundant residential. Just under 2 miles west of I-90. Very convenient location and a great opportunity for a variety of users and investors alike.

PROPERTY HIGHLIGHTS

- 4,500 SF Retail Storefront
- 0.12 Acres
- Frontage on Ashland Avenue
- 5 minutes west of I-90

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.12 Acres
Building Size:	4,500 SF
Zoning:	B1-3
APN:	20-06-425-030-0000, 20-06-425-031-0000

Mike Velasco
847-409-0232
mkvdeals@gmail.com

Chris Lee
847-742-7799
cleef7799@gmail.com



INTERIOR PICTURES

4640 S ASHLAND AVE

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AERIAL

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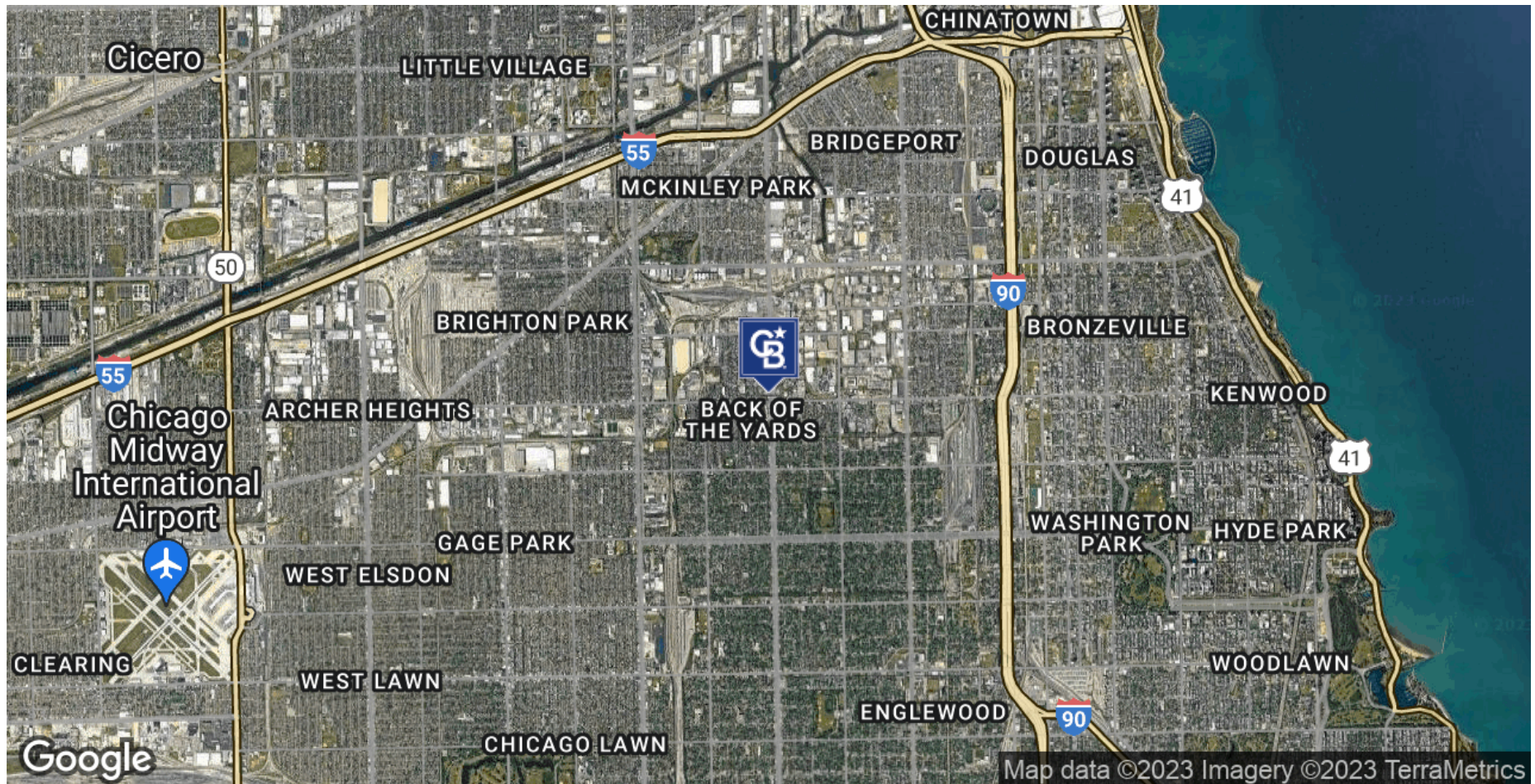


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LOCATION MAP

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DEMOGRAPHICS

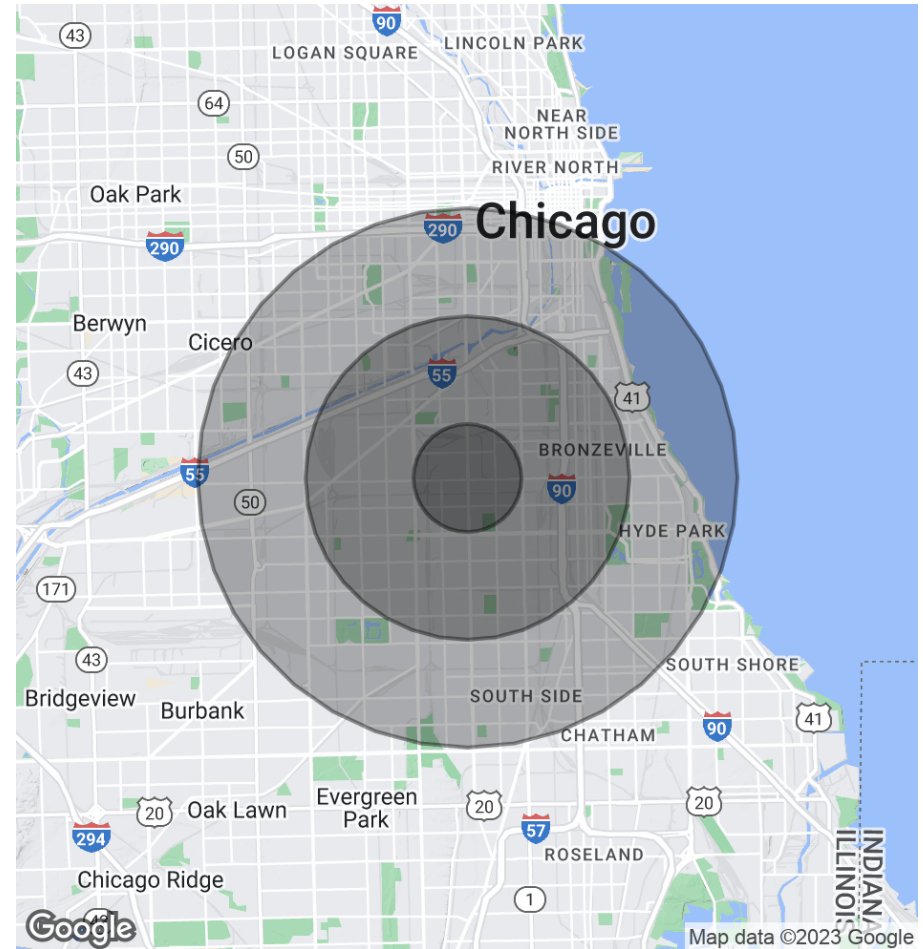
4640 S ASHLAND AVE

4640 S Ashland Ave Chicago, IL 60609

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,031	308,185	821,171
Average Age	31.5	34.4	34.9
Average Age (Male)	33.1	33.7	33.6
Average Age (Female)	31.9	35.1	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,343	123,066	353,526
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$35,551	\$48,536	\$60,623
Average House Value	\$111,642	\$185,262	\$219,080

** Demographic data derived from 2020 ACS - US Census*



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