

FIRST TIME OFFERED FOR SALE IN 50 YEARS
DESIREABLE EDGEBROOK COMMUNITY!
7,000 SQ. FT. / 4 UNIT INVESTMENT PROPERTY
IDEAL USER/INVESTOR OPPORTUNITY



5342-48 W. Devon Avenue, Chicago, IL
Near the Intersection of Devon & Central Avenues

- 7,000 Square Foot Building Featuring 4 Units/Major renovations recently
- Excellent Income Producing Property with Upside Potential
- High visibility/High traffic location
- Off street parking for 8 vehicles at rear of building
- 1,700 Square Foot Unit available for User or to Lease for Additional Income
- Zoned B1-1
- Area retailers include Happy Foods, Ace Hardware, Associated Bank, Domino's Pizza
- Across the street from the new CPS Early Childhood Learning facility and the Chicago Public Library Edgemoor Branch
- Two blocks to Metra's Edgemoor commuter train station/One block to Pace bus stop at Devon and Central Avenues
- Minutes to I-94 Edens Expressway/Quick convenient access to the north and northwest suburbs
- Situated in the affluent Edgemoor, Sauganash and Lincolnwood communities
- Demographics

	1-mile radius	2-mile radius	3-mile radius
2020 Estimated Total Population	16,486	80,128	226,563
2020 Average Household Income	\$133,466	\$111,967	\$97,819

For Additional Information:

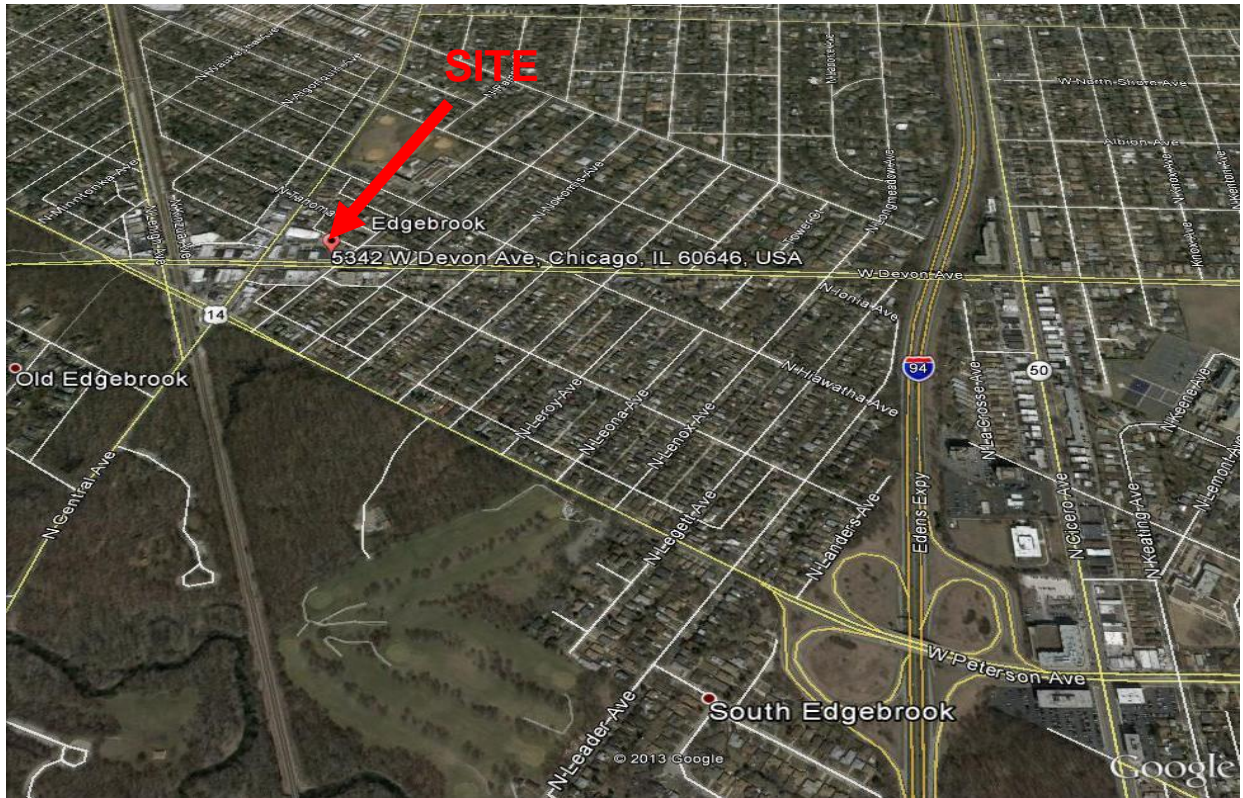
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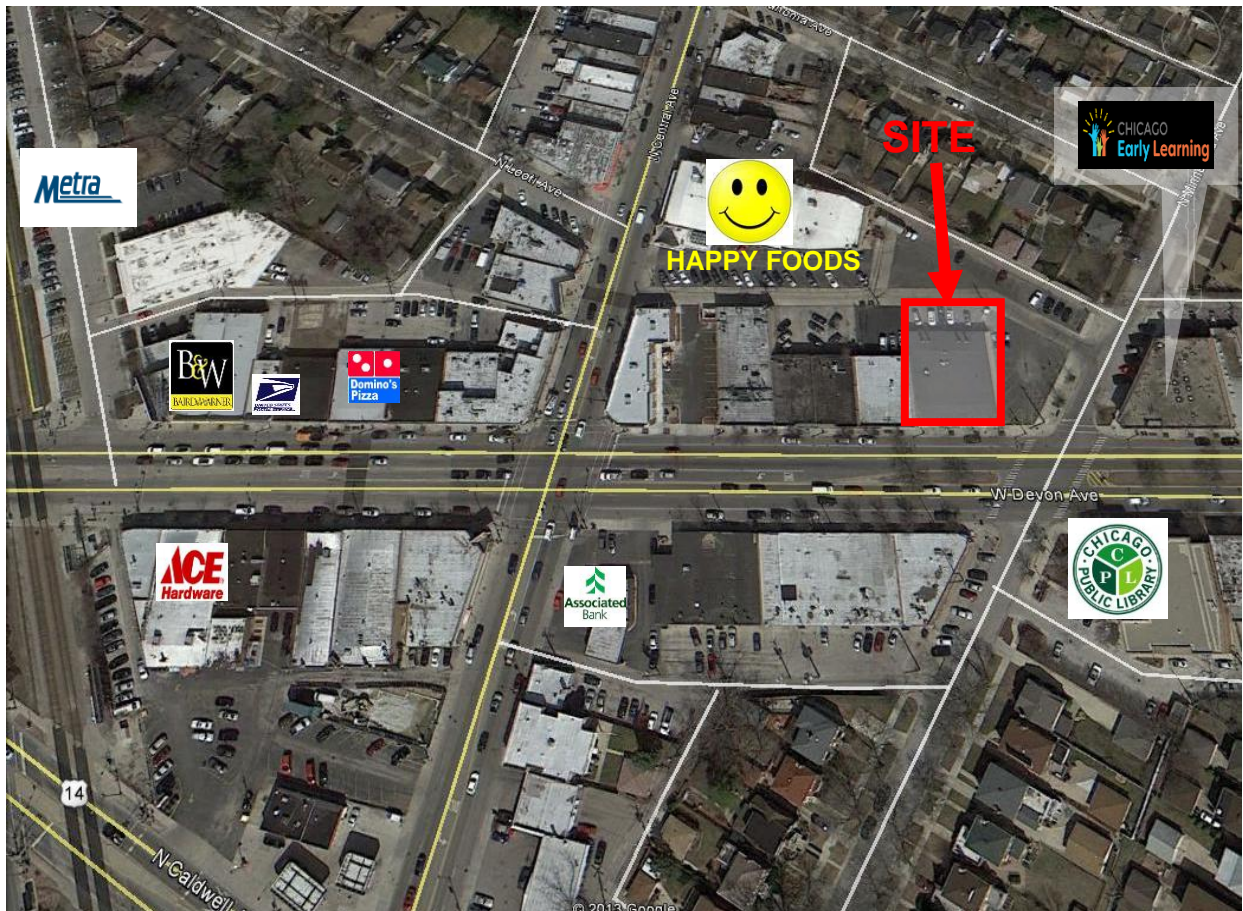
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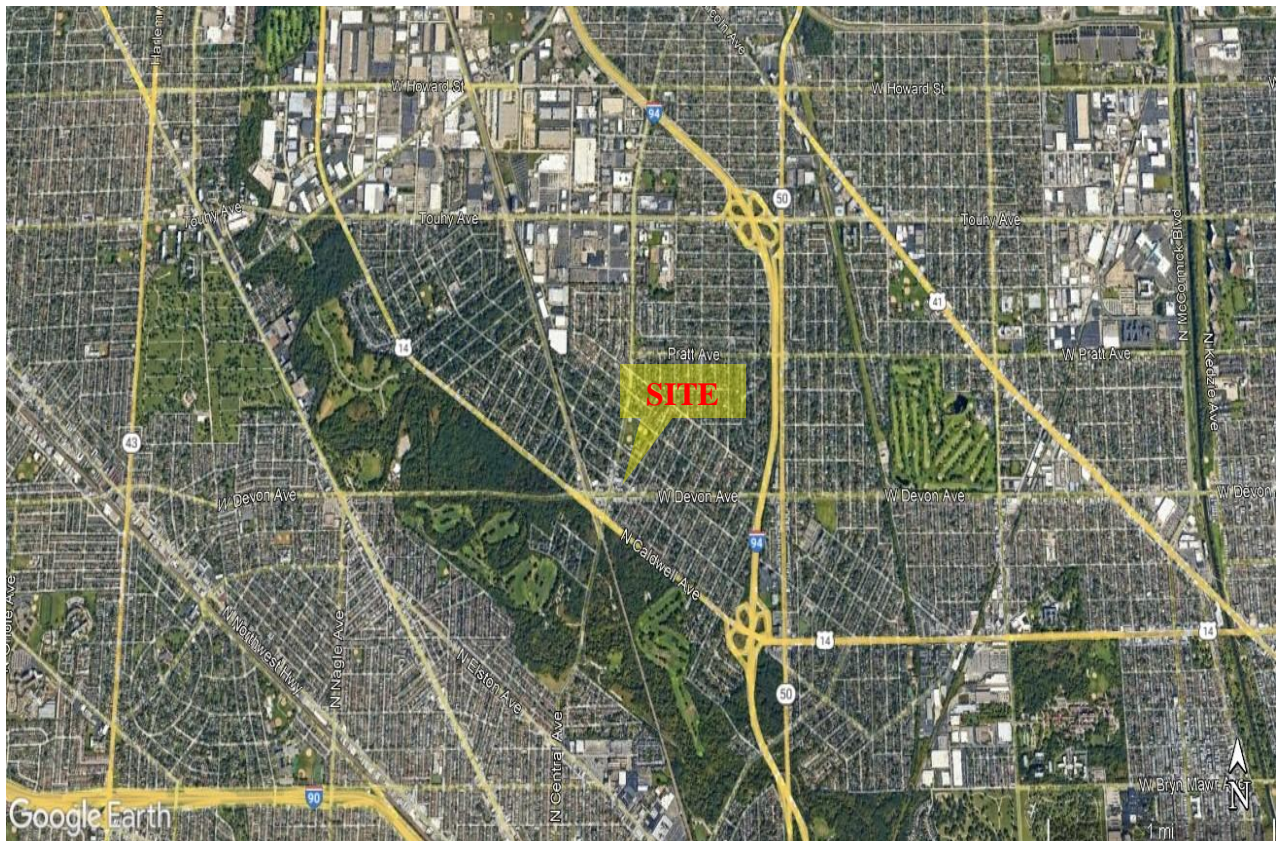
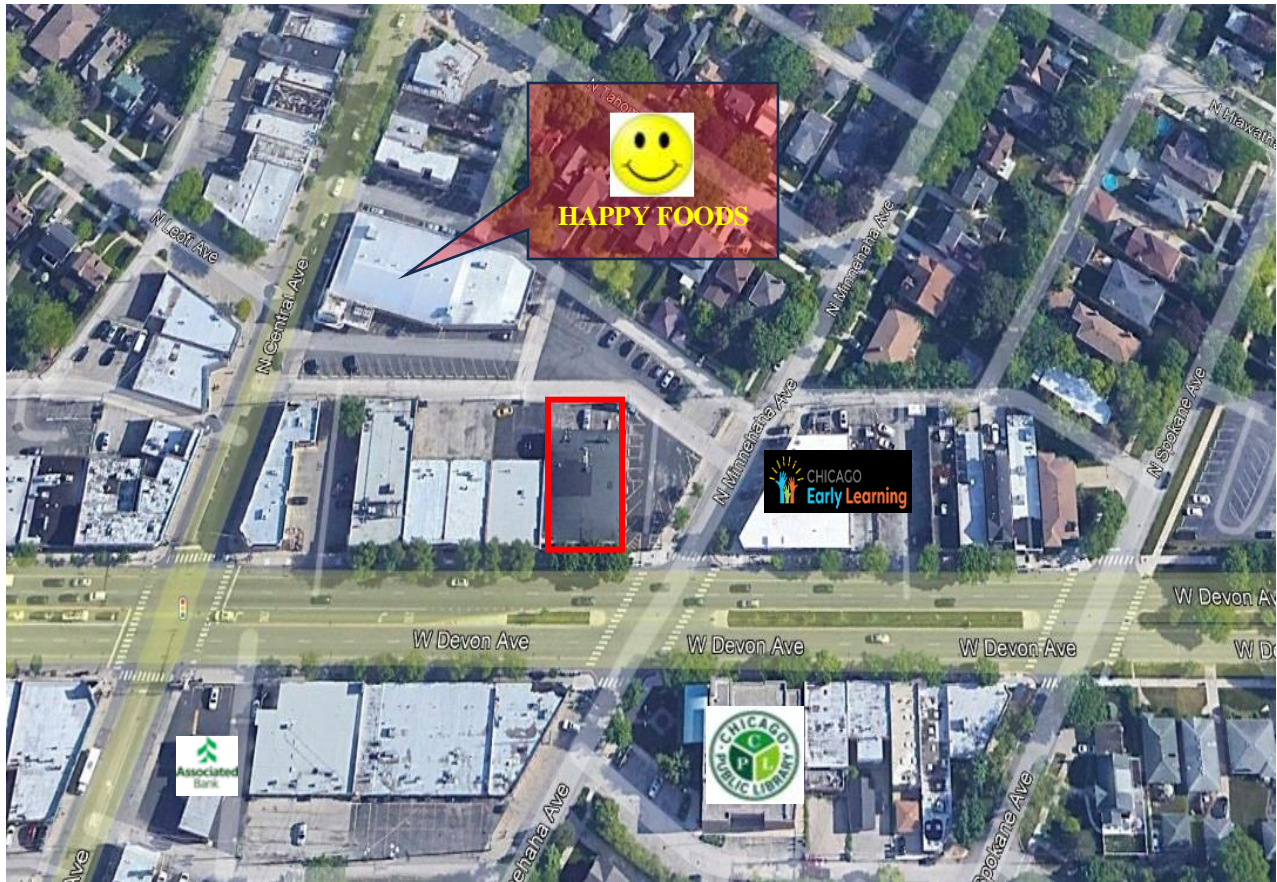
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NEAR THE HIGH VISIBILITY INTERSECTION OF DEVON AND CENTRAL IN THE HEART OF THE EDGEBROOK COMMUNITY





CENTRAL NORTHWEST LOCATION

