



# FIRST WESTERN PROPERTIES

*Adding value to every transaction*

1205 W. Adams, Chicago, IL 60607 • <http://1stwesternproperties.com>  
Office 773.545.2000 Fax: 773.545.4067 E-mail: [fwp@1stwesternproperties.com](mailto:fwp@1stwesternproperties.com)

## For Sale:

Property Type:  
Retail

Price:  
\$550,000

## Site Highlights

Well maintained single  
tenant building  
Open floor plan with multiple  
restrooms

**4.5 years left on lease**

Selling at **over an 8 Cap**

Perfect for any investor or day  
care operator 5,600SF &  
2,500 additional SF of usable  
basement space with  
plumbing stubbed in  
Overhead door on the  
backside (north side) of the  
building

Parking in rear with diagonal  
Parking possible on side of  
building

## Demographics:

1 Mile

Population	45,277
Households	12,353
Avg. HH Inc.	\$35,570

2 Miles

Population	136,461
Households	38,916
Avg. HH Inc.	\$37,893

3 Miles

Population	338,915
Households	101,898
Avg. HH Inc.	\$42,217

**Exceptional Building! Incredible Returns: Perfect for Investors or  
Day Care Operators - Act Now to Secure Your Profitable Future!**

**1400 W. Garfield Blvd Chicago, IL 60609**



PAUL TSAKIRIS // 773.355.4780 // [paul@1stwesternproperties.com](mailto:paul@1stwesternproperties.com)  
JACOB ELGAZAR // 312.825.4970 // [jacob@1stwesternproperties.com](mailto:jacob@1stwesternproperties.com)