

NEW TO MARKET

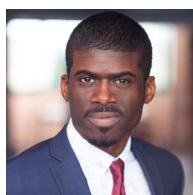
FULLY RENOVATED 2-FLAT IN PORTAGE PARK



5017 W BERENICE AVENUE

Offered at \$475,000

Opportunity awaits with this truly turn-key, brick 2-flat in Portage Park. The neighborhood's small multi-family stock has appreciated 10% in the last 12-months, and by 30% in the last three years. This low-risk, low-maintenance building was gut-rehabbed 3 years ago with new mechanical systems - separate furnaces and air-conditioning units, electrical panels and wiring, copper piping, and separate hot water tanks. New roofs were installed on both the building and garage. Gas and electric utilities are sub-metered and paid by each tenant. Taxes do not reflect any exemptions and will be lowered when applied.



DAMIAN ALBERT

Principal & Managing Broker

312.879.9887

damian@albertrealtyadvisors.com

albertrealtyadvisors.com

ADDITIONAL INFORMATION

	Size	Occupancy	Potential Rent
Unit 1	2 Bed / 1 Bath	Vacant	\$1300
Unit 2	3 Bed / 1 Bath	Vacant	\$1500

All information deemed reliable but not guaranteed.

