

2846 N. Drake

\$270,000



- Attention Developers, Investors, and Rehabbers
- Quality frame 4 flat in Logan's Square area with 2 car garage
- 2 – 1bed/1bath units currently rented on a month to month basis (start earning a return on your investment or cancel for immediate development opportunity !)
- 1 – 2bed/1bath unit
- 1 – 3 bed/1 bath unit
- All units on separate gas/electric
- Zoned RS-3 on Standard City Lot
- Common area laundry on ground level
- Being sold AS-IS
- All units in adequate living condition
- Needs major renovation or tear down for premium rent
- Quiet tree lined street near shopping and public transportation

VISIT THIS PROPERTY AT: www.2846NDrake.com

Michael Busking
Sales Associate
Direct: 312-925-7713



www.KuehlGroup.com
Michael@KuehlGroup.com
773-327-5753



Two to Four Units MLS #: **06962089** STAT: **ACTV** AREA: **8021**
 LDR: **07/17/2008** CTGF: LP: **\$270,000**
 LD: **07/17/2008** OLP: **\$290,000**
 OMD: LISTING MRKT TIME: **203** SP:
 CONT DT: SELLING OFC: FIN:
 CLSD DT: SELLING AGT: PNT:
 ADDRESS: **2846 N Drake Ave** CITY: **Chicago** ZIP: **60618-7419**
 DIR: **Diversey West of Kimble to Drake North**
 CT: ACR:
 CNY: **Cook** TWN: **WEST CHICAGO** OWN: **Fee Simple**
 WF: **N** SUB: TNU: **4**
 BLT: **1903** B78: **Y** BMT: **Y** PKN: **Garage** CARS: **2** BD3: **Y**
 CRP: **CHICAGO** MODEL: DIM: **25 X 125**
 TAX: **\$4,330.92** TXY: **2007** TXC: **Homeowner**
 PIN: **13262220360000** AZN: **Multi-Family** SAS: **N** MP:
 TTL RMS: **15** TTL BR: **6** TTL BTH: **4** WI: CI:

UNIT #	FL	RMS	BR	BTH	SD	RENT	LEASE EXP
UNIT #1	FL G	RMS 4	BR 2	BTH 1.0	SD 0	RENT 250	LEASE EXP MO/MO
UNIT #2	FL 1	RMS 4	BR 2	BTH 1.0	SD 0	RENT VAC	LEASE EXP 00/00
UNIT #3	FL 2	RMS 5	BR 3	BTH 1.0	SD 0	RENT OWN	LEASE EXP 00/00
UNIT #4	FL 3	RMS 2	BR 0	BTH 1.0	SD 0	RENT 300	LEASE EXP MO/MO

ANNUAL EXPENSES				ANNUAL INCOME				SCHOOLS				COORDINATES					
HTE:	INE:	JNE:	MSI:	GS:	DIST#:	299	NORTH:	2846	GSE:	SCE:	MSE:	RTI:	JH:	DIST#:	299	WEST:	3532
ELE:	WSE:	GRI:	NOI:	HS:	DIST#:	299	EAST:	0	MGF:	RME:	GRE:	OS:	DIST#:		SOUTH:	0	
AGE:	100+ Years			INF:	Listing Agent Must Accompany												
AMN:					LOT SIZE:	Standard Chicago Lot											
AP1:	Stove, Refrigerator				LDS:												
AP2:	Stove, Refrigerator				NCO:												
AP3:	Stove, Refrigerator				OAI:												
AP4:	Stove, Refrigerator				OTR:												
BAS:	Full, Exterior Access				POS:	Closing											
BAT:					ROF:	Asphalt/Glass (Shingles)											
EQP:	TV-Cable, CO Detectors, Ceiling Fan				STY:												
EXT:	Frame (FR)				TMU:	4 Story Unit/s											
FND:					TRM:	Conventional											
GAR:	Detached, 2 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)				TP1:	Electric, Gas, Heat											
HEA:	Gas, Space Heater/s				TP2:	Electric, Gas, Heat											
IMPW:	Lake Michigan, Public				TP3:	Electric, Gas, Heat											
IMPS:	Sewer-Public				TP4:	Electric, Gas, Heat											
IMPO:																	

Remarks: **Attention Investors and Developers. Great Logan Square property on quiet tree lined street close to Milwaukee and Diversey. All units in livable condition but needs gut rehab for premium rents or tear down for development. Close to public transportation and shopping.**

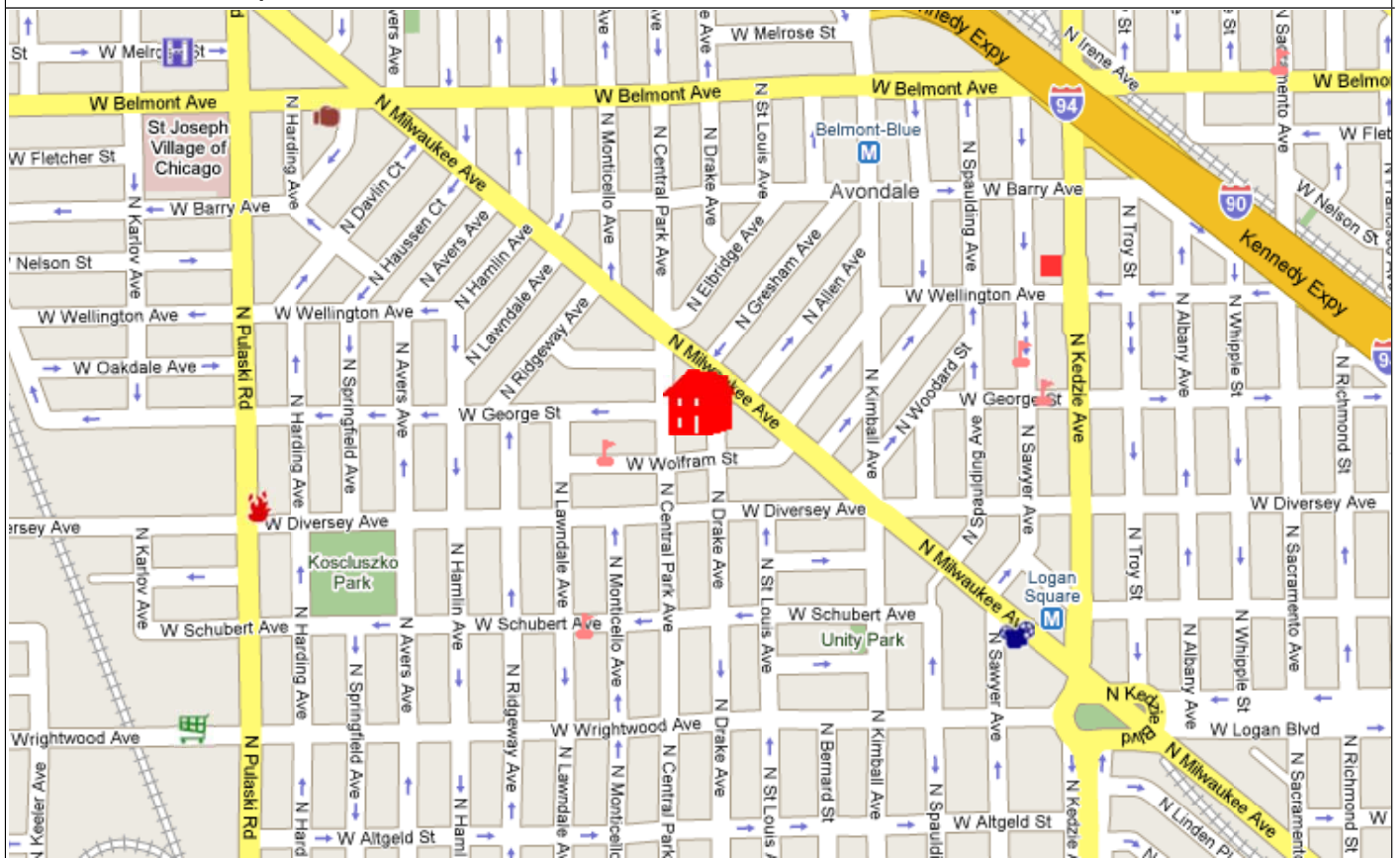
Agent Remarks: **tenant units only shown on 2nd showings**

INTERNET LISTING:	REMARKS	INTERNET:
ADI: Y	HEM: Y	LIST: Exclusive Right To Sell
CC: 2.5% -\$150	SCI: None	EMAIL: michael@kuehlgroup.com
SHO: Call Mike (312) 925-7713		LBOX:
OWNER: OOR	AON: N	PHONE:
BROKER: The Kuehl Group Inc.	ID#: 15970	PHONE: (773) 327-5753
AGENT: MICHAEL BUSKING	ID#: 143184	PHONE: (312) 925-7713
CO-LIST:	AAN:	

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Prepared By: SECRETARY SECRETARY - The Kuehl Group Inc. 02/04/2009 02:19 PM

Home-Turf Report for 2846 N. Drake



Prepared by: **Mary Ellen Kuehl // The Kuehl Group, Inc. // (773) 327-5753**

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City Ward#: 35

Alderman: Rey Colon
2710 N Sawyer, 60647, 773-276-3535

Nearest Public High Schools:

Kelvyn Park High, 4343 W Wrightwood Av, 1.1mi.
Schurz High, 3601 N Milwaukee Av, 1.3mi.

Nearest Private High Schools:

Gordon Tech High, 3633 N California Av, 1.4mi.
Lydia Urban Acad., 4300 W Irving Park, 1.7mi.
St Benedict High, 3900 N Leavitt St, 2.1mi.

Nearest Public Elementary Schools:

Monroe Elem., 3651 W Schubert Av, .3mi.
Avondale Elem., 2945 N Sawyer Av, .4mi.

Nearest Private Elementary Schools:

St Hyacinth, 3640 W Wolfram St, .1mi.
Our Lady Of Grace, 2446 N Ridgeway Av, .6mi.

Nearest Daycare Centers:

A-Karrasel Child Care Centers, 3030 N Kedzie Av, .5mi.
A-Karrasel Child Care Centers, 3416 W Fullerton Av, .6mi.
A-Caring World Inc, 4310 W Fullerton Av, 1.1mi.

Nearest Public Library:

Logan Square, 3030 W Fullerton Av, 312-744-5295, .9mi.

Nearest Hospital:

Kindred Hospital, 4058 W Melrose St, .8mi.

Nearest Major Grocery Stores:

Tony's Finer Foods, 3607 W Fullerton Av, .6mi.
Aldi, 4030 W Wrightwood Av, .7mi.
Aldi, 3363 N Milwaukee Av, .9mi.

Nearest Movie Theaters:

Logan Theatre, 2646 N Milwaukee Av, 773-252-0628, .4mi.
Kerasotes City North 14, 2600 N Western Av, 773-394-1600, 1.5mi.

Nearest Health Clubs:

Cardinal Fitness, 3927 W Belmont Av, .6mi.
American Athletic Club, 3519 W Fullerton Av, .6mi.

Nearest Starbucks:

2543 N California Av, 1.1mi.

Nearest CTA Station:

Belmont, Blue Line, .4mi.

Nearest Metra Station: Healy, .8mi.

Nearest Fire Station: .5mi.

- Starbucks
- Health Club
- Dog Park
- Day Care
- Major Grocery
- Library
- Hospital
- Post Office
- Theater
- Fire Station
- School
- CTA Station
- Metra Station
- City Park

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Home-Turf Amenity Report for 2846 N. Drake

Prepared by: Mary Ellen Kuehl // The Kuehl Group, Inc. // (773) 327-5753

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Local Government #: 35

Alderman: Rey Colon
2710 N Sawyer, 60647, 773-276-3535

Nearest Public High Schools:

Kelvyn Park High, 4343 W Wrightwood Av, 1.1mi.
Schurz High, 3601 N Milwaukee Av, 1.3mi.
Devry Advantage Academy High Schl, 3300 N Campbell Ave, 1.4mi.
Ramirez Computer Hs, 2435 N Western Av, 1.6mi.
Lane Technical High, 2501 W Addison St, 1.6mi.
North-grand High, 4338 W Wabansia Av, 1.8mi.
Foreman High, 3235 N Leclair Av, 2.0mi.
Roosevelt High, 3436 W Wilson Av, 2.2mi.
Prosser Career Acd. Hs, 2148 N Long Av, 2.5mi.

Nearest Public Elementary Schools:

Monroe Elem., 3651 W Schubert Av, .3mi.
Avondale Elem., 2945 N Sawyer Av, .4mi.
Reilly Elem., 3650 W School St, .6mi.
Linne Elem., 3221 N Sacramento Av, .8mi.
Darwin Elem., 3116 W Belden Av, .9mi.
Mozart Elem., 2200 N Hamlin Av, .9mi.
Scammon Elem., 4201 W Henderson St, 1.0mi.
Brentano Elem., 2723 N Fairfield Av, 1.0mi.
Funston Elem., 2010 N Central Park, 1.1mi.

Nearest Private High Schools:

Gordon Tech High, 3633 N California Av, 1.4mi.
Lydia Urban Acd., 4300 W Irving Park, 1.7mi.
St Benedict High, 3900 N Leavitt St, 2.1mi.
Josephinum Acd., 1501 N Oakley Blvd, 2.4mi.
Puerto Rican H S, 2739 W Division St, 2.4mi.

Nearest Private Elementary Schools:

St Hyacinth, 3640 W Wolfram St, .1mi.
Our Lady Of Grace, 2446 N Ridgeway Ave, .6mi.
Jehovah Lutheran, 3740 W Belden Ave, .8mi.
St Sylvester, 3027 W Palmer Square, 1.1mi.
St Viator, 4140 W Addison St, 1.2mi.

Nearest Daycare Centers:

A-Karrasel Child Care Centers, 3030 N Kedzie Ave, .5mi.
A-Karrasel Child Care Centers, 3416 W Fullerton Ave, .6mi.
A-Caring World Inc, 4310 W Fullerton Ave, 1.1mi.

Public Transportation Info

Nearest CTA Station: Belmont, Blue Line, .4mi.
Nearest Metra Station: Healy, .8mi.

Nearest Public Libraries:

Logan Square, 3030 W Fullerton Ave, 312-744-5295, .9mi.
Independence, 3548 W Irving Park Rd, 312-744-0900, 1.4mi.

Nearest Hospitals:

Kindred Hospital, 4058 W Melrose St, .8mi.
Kindred Hospital, 2544 W Montrose Ave, 2.3mi.
St. Elizabeth's, 1431 N Claremont Ave, 2.4mi.
Norwegian American, 1044 N Francisco Ave, 2.4mi.
St Mary Of Nazaret, 2233 W Division St, 2.7mi.
Resurrection Hospital, 5600 W Addison St, 2.7mi.
Our Lady Of The Resurrection, 5645 W Addison St, 2.8mi.
Uhs Hartsgrove, 520 N Ridgeway Ave, 3.0mi.
Sacred Heart Hospital, 3240 W Franklin Blvd, 3.0mi.

Nearest Major Grocery Stores:

Tony's Finer Foods, 3607 W Fullerton Ave, .6mi.
Aldi, 4030 W Wrightwood Ave, .7mi.
Aldi, 3363 N Milwaukee Ave, .9mi.
Jewel, 3570 N Elston Ave, 1.0mi.
Aldi, 4645 W Diversey Ave, 1.4mi.
Tony's Finer Foods, 4608 W Belmont Ave, 1.4mi.
Dominick's, 3350 N Western Ave, 1.6mi.
Tony's Finer Foods, 4137 N Elston Ave, 1.6mi.
Strack & Van Til, 2627 N Elston Ave, 1.7mi.

Nearest Health Clubs:

Cardinal Fitness, 3927 W Belmont Ave, .6mi.
American Athletic Club, 3519 W Fullerton Ave, .6mi.
Curves, 3143 W Fullerton Ave, .8mi.
TLC Fitness Consulting, 2419 N Talman Ave, 1.3mi.
McCormick Tribune YMCA, 1834 N Lawndale Ave, 1.3mi.
Curves, 3701 W Irving Park Rd, 1.4mi.
X Sports Fitness, 2310 W Logan Blvd, 1.6mi.
YMCA, 4251 W Irving Park Rd, 1.7mi.
Curves, 2037 W Roscoe St, 2.0mi.

Nearest Starbucks:

2543 N California Ave, 1.1mi.
2939 W Addison St, 1.2mi.
2656 N Elston Ave, 1.7mi.
4365 W Irving Park Rd, 1.8mi.
2159 W Belmont Ave, 1.8mi.

Public Safety Info

Nearest Fire Station: .5mi.
Nearest Police Station: 2150 N California Ave, 1.3mi.

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Home-Turf Nearest Restaurant Report for 2846 N. Drake

Prepared by: Mary Ellen Kuehl // The Kuehl Group, Inc. // (773) 327-5753

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Restaurants are sorted by distance to the property in each category.

02/04/2009

American/Continental/European

Paul Zakopane-Harnas Restaurant, 2943 N. Milwaukee Ave., 773-342-1464, Chicago
Krywan-Bartus Obrochta Polish-American Restaurant, 2955 N. Milwaukee Ave., 773-862-5910, Chicago
Staropolska Restaurant, 3028 N. Milwaukee Ave., 773-342-0779, Chicago
Wigry Restaurant, 3027 N. Milwaukee Ave., 773-342-5636, Chicago
Ewa Coffee Shop, 3034 N. Milwaukee Ave., 773-342-4171, Chicago
Wrightwood Skewers & Cafe, 3640 W. Wrightwood Ave., 773-342-2233, Chicago
Czerwone Jabluszko (Red Apple) Restaurant, 3121 N. Milwaukee Ave., 773-588-5781, Chicago
K & S Snack Shop, 3407 W. Belmont Ave., null, Chicago

Chinese

Friendship Restaurant, 2830 N. Milwaukee Ave., 773-227-0970, Chicago
Van Phat Chinese Restaurant, 2750 N. Kimball Ave., 773-342-5222, Chicago
Eat First Chinese Restaurant, 3337 W. Belmont Ave., 773-588-7071, Chicago
China Buffet, 3029 N. Pulaski Rd., 773-736-9066, Chicago
Hunan Happiness, 5025 W. Belmont Ave., 773-545-3662, Chicago
Chang's Chinese Restaurant, 3718 N. Elston Ave., 773-588-6906, Chicago
Cafe China, 2929 W. Addison St., 773-539-3888, Chicago
Chino Restaurant, 3066 W. Armitage Ave., 773-235-3355, Chicago

Japanese/Sushi

Hachi's Kitchen, 2521 N. California Ave., 773-276-8080, Chicago
Kaze, 2032 W. Roscoe St., 773-327-4860, Chicago
Paradise Japanese, 2916 W. Montrose, 773-588-1989, Chicago
Paradise Cafe, Restaurant, Beauty Shop, Sauna, 2912 W. Montrose Ave., 773-588-3304, Chicago
Coast, 2045 N. Damen Ave., 773-235-5775, Chicago
Chiyo Japanese Restaurant, 3800 W. Lawrence Ave., 773-267-1555, Chicago
House of Sushi and Noodles, 1610 W. Belmont Ave., 773-935-9110, Chicago
Tank, 4514 N. Lincoln Ave., 773-769-2600, Chicago

Thai/Vietnamese/Asian/Fusion

The Spice Thai Cuisine, 2886 N. Milwaukee Ave., 773-252-9959, Chicago
Nha Trang Cafe, 3711 W. Belmont Ave., 773-588-9232, Chicago
Pilipino Thai Restaurant, 5349 W. Belmont Ave., 773-777-7760, Chicago
Urban Belly, 3053 N. California Ave., null, Chicago
Sai Mai, 2532 N. California Ave., 773-276-8424, Chicago
Thai Aree House, 3592 N. Milwaukee Ave., 773-725-6751, Chicago
Dharma Garden Thai, 3109 W. Irving Park Rd., 773-588-9140, Chicago
Thai Eatery, 2234 N. Western Ave., 773-394-3035, Chicago

Bar/BBQ/American Regional

Brudders, 3600 N. Pulaski Rd., 773-427-6404, Chicago
The Brown Sack, 3706 W. Armitage Ave., 773-661-0675, Chicago
Street Side Cafe, 3201 W. Armitage Ave., 773-252-9700, Chicago
Smoque BBQ, 3800 N. Pulaski Rd., 773-545-7427, Chicago
Fat Willy's Rib Shack, 2416 W. Schubert Ave., 773-782-1800, Chicago
Calvin's BBQ, 2540 W. Armitage Ave., 773-342-5100, Chicago
CJ's Eatery, 3839 W. Grand Ave., 773-292-0990, Chicago
Riverview Bar & Grill, 4018 N. Western Ave., 773-463-4729, Chicago

Pizza

Angelina's Pizza, 3207 W. Diversey Ave., 773-384-7666, Chicago
Dominic's Pizza, 2841 N. Pulaski Rd., 773-286-8566, Chicago
Martini's Pizzeria, 4004 W. Addison St., 773-283-4018, Chicago
Mom's Pizzeria, 4138 W. Armitage Ave., 773-276-0488, Chicago
Rosa's Pizza & Ice Cream, 3268 W. Fullerton Ave., 773-384-1000, Chicago
Las Americas Pizzeria, 4247 W. Armitage Ave., 773-252-8199, Chicago
Vince's Pizza, 3658 W. Irving Park Rd., 773-509-0001, Chicago
Vince's The Pizza People, 4018 N. Elston Ave., 773-509-0004, Chicago

Mexican/Central/South American

Tampico Restaurant & Bar, 2843 N. Milwaukee Ave., 773-772-0558, Chicago
Taqueria El Ranchito, 2829 N. Milwaukee Avenue, 773-227-1688, Chicago
El Pollo Loco, 2715 N. Milwaukee Ave., 773-394-5626, Chicago
Cafe con Leche, 2714 N. Milwaukee Ave., 773-289-4274, Chicago
El Liborio Cubano, 2714 N. Milwaukee Ave., 773-489-2255, Chicago
Cafe Ay Caramba, 2714 N. Milwaukee Ave., 773-772-1662, Chicago
Taqueria Alcala, 3610 W. Belmont, 773-866-1848, Chicago
Restaurant & Taqueria Puebla, 2658 N. Milwaukee Ave., 773-227-5499, Chicago

Middle Eastern/Mediterranean

3 Sons Gyros, 2919 N. Milwaukee Ave., 773-227-0006, Chicago
Greg's Gyros, 3229 W. Addison St., 773-539-6887, Chicago
Twins Gyros Inc., 4356 W. Diversey Ave., 773-736-0060, Chicago
Steve's Gyros, 3561 W. Armitage Ave., 773-486-8229, Chicago
Masada, 2206 N. California Ave., , Chicago
Turquoise Restaurant, 2147 W. Roscoe St., 773-549-3523, Chicago
Nick's Gyros, 5050 W. Grand Ave., 773-804-0200, Chicago
Noon O' Kabab, 4661 N. Kedzie Ave., 773-279-9309, Chicago

Bakery/Cafe/Deli/Coffee Shop

Iry's Delicatessen, 2924 N. Milwaukee Ave., 773-227-5424, Chicago
Lula Cafe, 2537 N. Kedzie Blvd., 773-489-9554, Chicago
Adria Corp, 5230 W. Belmont Ave., 773-282-0056, Chicago
Sunshine Restaurant, 3521 N. Kedzie Ave., 773-267-1578, Chicago
S&S Deli, 3290 N. Elston Ave., 773-267-4315, Chicago
MoJoe's Hot House, 2849 W. Belmont Ave., 773-596-5637, Chicago
Miko's Italian Ice, 2234 N. Sacramento Ave., , Chicago
Tasty Freeze, 3674 N. Elston Ave., 773-463-6235, Chicago

Italian

Giordano's, 2855 N. Milwaukee Ave., 773-862-4200, Chicago
DiVita's, 3753 W. Belmont Ave., 773-588-5868, Chicago
Father & Son Restaurant, 2475 N. Milwaukee Ave., 773-252-2620, Chicago
Buona Terra, 2535 N. California, 773-289-3800, Chicago
LaVilla Restaurant and Pizzeria, 3632 N. Pulaski Rd., 773-283-7980, Chicago
Dino's and Nick's, 2035 N. Pulaski Rd., 773-278-6606, Chicago
Big Cheese, 2554 W. Diversey Ave., 773-227-1122, Chicago