

# MILLENNIUM PROPERTIES R/E

**8,335 SF Commercial Property on  
Halsted with Substantial Cashflow**  
10924-38 S Halsted St.  
Chicago, IL

**Price Upon Request**



**MPIREALESTATE.COM**

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# 8,335 Commercial Property In Busy Corridor: Substantial Frontage and Income



## Property Highlights

- 8,335 SF commercial building
- Recently renovated spaces
- NOI: \$160,000
- Located in Opportunity Zone
- Close proximity to CTA Red Line Station, Metra Rail and Dan Ryan expressway
- Highly visible on Halsted Street
- Nearby businesses: Walgreens, CVS, LAFitness, SavALot, several schools, restaurants and more
- Traffic Count: 25,042 vehicles daily
- Land Area: 29,717 SF
- Zoning: B3-1, general business
- Taxes (2023): \$35,532.00

## Property Overview

A 8,335 square foot commercial former property with recently renovated spaces is available for sale. The building features high quality tenants generating substantial cashflow. Tenants are on gross leases except electric and gas. The property is in a great location on busy Halsted Street with good access to public and vehicular transportation. The building is situated on a 29,717 square foot lot with ample parking for visitors.

West Roseland is a largely residential, middle class community located on the south side of Chicago with 44,619 residents. This area is easily accessible by public transportation including the Metra and CTA Red line. The neighborhood also has many great schools, including Chicago State University.

