

1632 W. 63rd St., Chicago, IL

\$325,000



Property Highlights

- 14,000 SF mixed-use building
- Six storefront units
- Second floor built out as 2,500 SF office and 4 apartments
- 3 studios and a 2 bed apartment
- Recent updates include new windows, electrical, and HVAC
- Individually metered units
- Great potential for user or investor
- Est. 2017 NOI: \$43,662
- Land Area: 7,156 SF
- Zoning: RS-3
- Part of 63rd/Ashland TIF
- Taxes (2016): \$2,838

Property Overview

At the corner of 63rd and Marshfield, a 14,000 square foot mixed-use building is available for sale. The property features six storefronts, three with frontage on 63rd Street. The second floor is built-out as a 2,500 square foot office, 3 studio apartments and a 2 bedroom apartment. The second floor can potentially be rehabbed to add value. Recent updates to the building include new windows, a new electrical system and new HVAC. The storefronts are individually metered, with low expenses for the owner.

The 63rd/Ashland Green Line stop, with its combined EI and bus station plus a kiss n' ride lot, is a major hub in the area, drawing potential customers for the storefront tenants.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	31,761	321,547	803,952
Households	9,200	94,757	268,804
Average Income	\$34,688	\$44,312	\$54,806

Income	Est. 2017
1632 Retail (1,500 SF)	-
1634 Retail (750 SF)	\$14,400
1636 Retail (750 SF)	\$12,000
6248 Retail (750 SF)	\$8,400
6250 Retail (750 SF)	\$7,200
6254 Retail (1,000 SF)	\$10,200
1636-2 Office (2,500 SF)	-
Apartments (Raw Space)	-
Annual Income	\$52,200
Expenses	
Real Estate Taxes	\$(2,838)
Insurance	\$(3,000)
Water	\$(1,500)
Scavenger	\$(1,200)
Total Expenses	\$(8,538)
Net Operating Income	\$43,662

Brad Thompson

Vice President

(312) 338 - 3012

bthompson@mpirealestate.com

mpirealestate.com

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