



2413-2417 W 63rd Street  
Chicago, IL  
NOW: \$355,000

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# PORTFOLIO OVERVIEW



**2413-2417 W 63rd St.** Available for sale - three contiguous buildings totaling approximately 15,200 square feet along West 63rd Street near Western Avenue. The offering includes 5 storefronts and 6 apartments ranging from studios to three bed units. There are two current retail tenants, this opportunity is a great value add to rehab the apartments and rent up.

Marquette Park is less than 12 miles from downtown Chicago. Commercial real estate is clustered in several corridors in this largely residential area, including along Western and Kedzie.



# PROPERTY HIGHLIGHTS

## 2413 W. 63RD ST.

- 6,000 SF mixed use, retail/office storefront
  - 2nd floor 3 bedroom, 1 bath apartment unit
- All units in the building are vacant
- Opportunity Zone property
- Near the corner of 63rd Street and Western Avenue
- Potential to add value through rehab and leasing
- Great opportunity for user or investor
- Nearby businesses include nationals such as Chase, Dollar Tree, O'Reilly Auto Parts & Family Dollar
- Traffic Count: 41,775 cars daily
- Taxes (2021): \$3,413.80