

251 W. 95th St., Chicago, IL

\$250,000



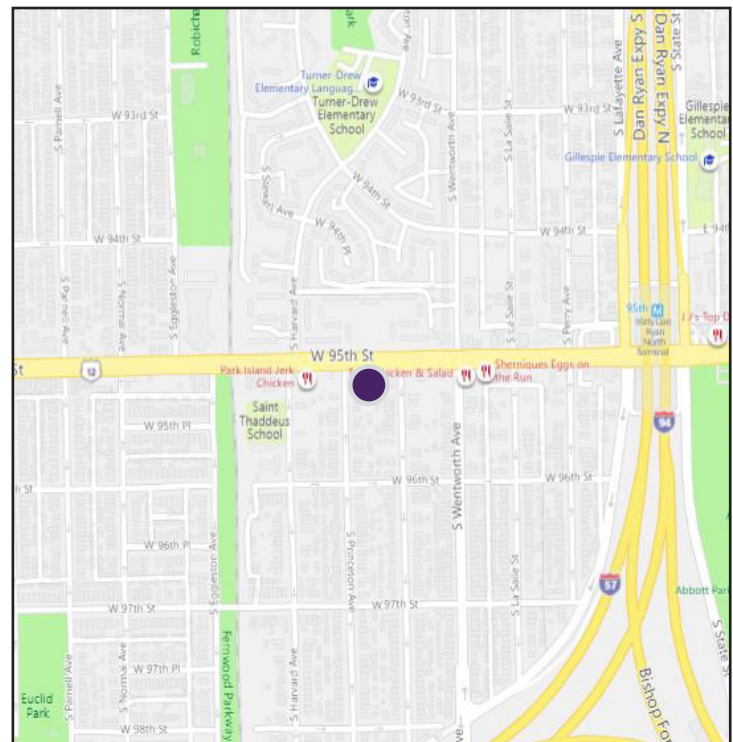
Property Highlights

- 5,800 SF mixed-use property
 - Two retail storefronts on first floor
 - One apartment on the top floor
- Property is 100% occupied
- Total Annual Gross: \$48,000
- NOI is approximately \$30,000
- Perfect opportunity for investor
- Great access to public transportation and expressways
- Close proximity to the Chicago State University campus and several small shops and restaurants.
- Traffic count: 17,833 vehicles daily
- Zoning: B1-1
- Taxes (2019): \$3,518

Property Overview

A 5,800 square foot mixed-use property is available for sale. The 2-story property consists two retail storefronts with an apartment on the top floor and is located near the corner of 95th Street and S. Wentworth Avenue. Both storefronts and apartment are fully occupied and generates solid income. Great transportation and close proximity to Chicago State University's campus make this property a great opportunity for an investor.

The property is close to the Bishop Ford and Dan Ryan Expressways, several major CTA bus routes as well as the Metra station at 95th St., making this a desirable location. The Roseland neighborhood is a largely residential area on the south side of Chicago that is centered around Chicago State University.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	27,166	235,419	609,412
Households	9,466	85,357	216,822
Median Income	\$50,731	\$41,510	\$40,303

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